



Town of Ravenel
5962 Highway 165, Suite 100
Ravenel, SC 29470
Office: (843) 889-8732
Fax: (843) 889-8727

**Town of Ravenel Regular Council Meeting
June 27, 2023, at 6:00 p.m.
Council Chambers at Town Hall
5962 Highway 165, Ravenel, SC 29470**

LIVESTREAM VIDEO WILL BE AVAILABLE FOR VIEWING VIA
THE TOWN OF RAVENEL FACEBOOK PAGE

IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA EMAIL:
TOWNADMINISTRATOR@TOWNOFRAVENEL.COM

AGENDA

Regular Town Council Meeting:

6:00 p.m.

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Mayor's Comments/Report
 - a. Does anyone wish to speak during item #11 – Public Comments?
4. Approval of Agenda
 - a. Recusals/Conflicts of Interest
5. Approval of Minutes:
 - a. May 30, 2023 – Regular Council Meeting
6. Public Statements / Presentations (5 minutes)
 - a. ALB Presentation
 - b. Statement forms submitted prior to meeting
7. Reports from Staff and Officers
 - a. Town Attorney Report
 - b. Charleston County Sheriff's Office Report
 - c. Clerk – Treasurer Report
 - i. Draft 2021 Audit
 - d. Town Planning and Zoning Administrator Report
 - i. CCSO Off-Duty Agreement

- e. Town Code Inspector / Facility Manager Report
8. Reports of Commissions, Boards, and Committees
- a. Sewer Advisory Board
 - i. No recent meeting and no scheduled meeting
 - b. Planning & Zoning Commission
 - i. June 1 meeting did not have a quorum
 - ii. June 20 Joint Meeting with Council at Ravenel Hall
 - iii. June 27 meeting for two Site Plan Reviews – LaJuanda Brown attending
 - iv. July 6 meeting for rescheduled rezonings MA2023-03 & MA2023-04
 - v. We have a P&Z vacancy and require a new appointment
 - 1. One submittal at this time
 - c. Board of Zoning Appeals
 - i. Upcoming meeting regarding case BZA2023-04 for variances and a Special Exception Use to expand gasoline station in NC zoned district.
9. Old Business
- a. Introduction of Ordinance 06-23 (Stables Annexation)
 - b. Introduction of Ordinance 07-23 (Stables PD and DA)
 - c. 2nd Reading of Ordinance 08-23 (Amend Town Code Ch 36 – Elections)
 - d. 2nd Reading of Ordinance 09-23 (Changes to Zoning Code Ch 3 & App B)
 - e. 2nd Reading of Ordinance 10-23 (Rezoning MA2023-02)
10. New Business
- a. Resolution 2023-02 (CCSO Off-Duty Agreement)
 - b. Resolution 2023-03 (County Agreement)
11. Public Comments (3 minutes)
12. Town Council Comments
13. Executive Session
14. Action/s as a Result of Executive Session
15. Adjournment

**TOWN OF RAVENEL
REGULAR TOWN COUNCIL MEETING
TUESDAY, MAY 30, 2023
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, May 30, 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 Fariior, Jim Rodgers, Jr., W. Buckey Waters (Mayor Pro Tem), Terry Wilkinson, and Mayor Stephen W. 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.

3. MAYOR'S COMMENTS/REPORT

Mayor Tumbleston asked for the community's participation and support in attending the Ravenel Depot Farmers Market which takes place on the first and third Saturday of each month (May through November) from 9:30 a.m. to 1:00 p.m. at the Train Depot (5775 Highway 165).

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

No attendees indicated an interest in speaking during Public Comments.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. APPROVAL OF MINUTES

a. April 25, 2023 – Public Hearing & Regular Meeting

Councilmember Cochran made a motion to approve the April 25, 2023, Public Hearing and Regular Meeting minutes; seconded by Councilmember Waters. All voted in favor. Motion passed unanimously.

6. PUBLIC STATEMENTS/PRESENTATIONS (5 MINUTES)

a. Veteran Counseling Services – Jim Phelps: American Legion Post 145 Commander

In the absence of Mr. Phelps, Mayor Tumbleston shared that the local American Legion Post located in Hollywood (6328 Highway 162) has begun offering Veteran Counseling Services each Monday from 3:00 p.m. to 4:00 p.m. These counseling services are free to Active-duty service members, Veterans, National Guard members, and Reserve members for PTSD, MST, Family Counseling, and Bereavement services.

b. Statement forms submitted prior to meeting

None.

7. REPORTS FROM STAFF AND OFFICERS

a. Town Attorney Report

None.

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

Wood provided Council with the April Financial Report. She shared that the Draft 2021 Audit is being finalized. She reminded Council that the 2023 Municipal Association of South Carolina's Annual Meeting will take place July 27-30 in Greenville. In addition, The Small City Summit will also be held which focuses on the specific needs and challenges of smaller cities and towns in the state. Wood stated that the Annual Back to School Giveaway Event will be held on Saturday, August 5, 2023, which office staff is beginning to prepare for.

d. Town Planning and Zoning Administrator Report

Hemmer reported that a Request for Proposals was advertised for Ravenel Hall and Ballfield renovations and improvements; the due date was extended from May 26, 2023, to June 16, 2023. He shared that he has been in contact with Clemson University regarding the Asian Longhorned Beetle; moving forward, before approving a Zoning Permit for work including clearing, Clemson will need to be notified. These efforts are being made in hopes of eradicating the invasive species. To date, a total of 50 Zoning Permits have been issued so far this year.

e. Town Code Inspector and Facilities Manager Report

Moffitt continues working on enforcement cases throughout the Town. He provided Council with a summary of these cases along with courses of action. Fast Signs will soon be installing a new "Town of Ravenel" sign for the South entrance of Highway 165. The Depot has received minor upgrades including repainting of the outside deck, ramp, and front stairs. In addition, the barn doors were made more secure and handrails to the inner stairway have been installed and stained. The third Town Clean-Up Project of the year has been scheduled from July 19, 2023, to July 27, 2023, inside Burbage Mobile Home Park; Town residents will be able to discard unwanted items, not including household garbage. He continues to submit work order requests to Charleston County and SCDOT for roadway maintenance matters and other issues.

Moffitt is working with The Verdin Company to install a post clock at the Train Depot. He provided Council with several sample photos of clock models along with their prices, delivery and installation details, production estimates, standard terms, warranties, and maintenance information. Councilmember Waters made a motion to approve the purchase, installation, and yearly maintenance of the Howard Replica II Post Clock; seconded by Councilmember Farrior. All voted in favor. Motion passed unanimously.

8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES

a. Sewer Advisory Board

i. Meeting Held: May 10, 2023

Discussion was held regarding future plans as the Town did not receive funding through the South Carolina Infrastructure Improvement Program with the Rural Infrastructure Authority; next steps include applying for funding opportunities with an upcoming project led by the United States Department of Agriculture and other governmental agencies.

ii. Next Meeting

No future meeting is currently scheduled.

b. Planning & Zoning Commission

i. Meeting Held: May 4, 2023

A Public Hearing was held for Request Map Amendment 2023-02 to change the zoning district of several parcels located on Landover Road. The intent of this rezoning is to replat and develop a business park. Commissioner Gordon made a motion to recommend denial of the request with Commissioner Infinger seconding the motion. The recommendation to deny was approved by a 3 to 1 vote.

ii. Resignation of Commissioner

Effective May 26, 2023, Commissioner Willie Gordon submitted his resignation from the Planning and Zoning Commission creating a vacancy. Councilmembers were provided with Candidate Information Forms for anyone who may be interested in serving. Mayor Tumbleston expressed his appreciation to Mr. Gordon for his service.

iii. Next Meeting: June 1, 2023

Commissioners will vote on two rezoning requests and conduct a Site Plan Review.

c. Board of Zoning Appeals

i. Meeting Held: May 9, 2023

Boardmembers considered two Special Exception Uses; one was approved for a Cabinet Manufacturing business and the other was denied for a Specialty Trades Contractor business.

ii. Next Meeting

To be held on July 11, 2023.

9. OLD BUSINESS

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

Postponed.

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

Postponed.

10. NEW BUSINESS

a. Introduction of Ordinance 08-23 (Amend Town Code – Chapter 36: Elections)

This ordinance will amend a discrepancy located in Chapter 36 of the Town Code regarding the qualifications of candidates for elected office and elected officials. Councilmember Waters made a motion to approve Ordinance 08-23; seconded by Councilmember Farrior. All voted in favor. Motion passed unanimously.

b. Introduction of Ordinance 09-23 (Changes to Zoning Code Chapter 3 & Appendix B)

This ordinance will amend and replace Chapter 3, Appendix B, and the Official Zoning Map of the Town's Zoning Ordinance. Councilmember Waters made a motion to approve Ordinance 09-23; seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

c. Introduction of Ordinance 10-23 (Rezoning Map Amendment 2023-02)

Planning and Zoning Commissioners recently made a recommendation to deny this request that would change the zoning district of several parcels located on Landover Road to develop a business park. Laban Chappell with C Level Investments, LLC, shared an updated visual presentation with Councilmembers on these plans, and addressed previous concerns from Commissioners, in addition to resolutions to those issues.

Councilmember Farrow made a motion to approve Ordinance 10-23; seconded by Councilmember Waters. All voted in favor. Motion passed unanimously.

11. PUBLIC COMMENTS (3 MINUTES)

None.

12. TOWN COUNCIL COMMENTS

Councilmember Brown expressed interest in assisting with the preparation and planning of the Annual Back to School Giveaway. Staff will soon conduct a meeting to begin organizing the event.

Councilmember Rodgers inquired about the date of the upcoming Joint Town Council and Planning and Zoning Commission Workshop. The workshop was scheduled for Tuesday, June 20, 2023, at 6:00 p.m. at Ravenel Hall (5700 Conners Street).

13. EXECUTIVE SESSION

None.

14. ACTION/S AS A RESULT OF EXECUTIVE SESSION

None.

15. ADJOURNMENT

Councilmember Waters made a motion to adjourn at 7:10 p.m.; seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.



Mayor Stephen Tumbleston

LaJuanda Brown

Robert Cochran

Andrea Gail Farrior

Jim Rodgers, Jr.

W. Buckey Waters

Terry Wilkinson

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

Town of Ravenel
Balance Sheet
As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
100-1010 Payroll Banking	11,580.95
100-1030 General Fund Banking	328,060.18
100-1130 Meeting & Accom	380.88
100-1140 LGIF	1,993,416.53
100-1145 LGIF (Recovery Act)	725,116.05
Total Checking/Savings	3,058,554.59
Accounts Receivable	
Accounts Receivable	3,740.64
Total Accounts Receivable	3,740.64
Other Current Assets	
100-1040 Petty Cash	150.00
100-1200 BW CD#1610438	317,066.22
100-1220 BW CD16	1,207,198.88
100-1230 BWCD	3.00
100-1240 CD 1610439	0.28
100-1390 DUE FROM CPW	437.57
100-1400 Due from Franchisors	67,107.62
100-1410 ST Pauls Music Fest	1,853.28
100-1450 Prepaid Expense	4,711.94
Total Other Current Assets	1,598,528.79
Total Current Assets	4,660,824.02
Fixed Assets	
100-1500 LAND	-369,475.48
100-1510 Land & Infrastructure	2.00
100-1520 Buildings & Struc	865,099.43
100-1530 Equip & Furnishings	140,254.58
100-1540 Vehicles	21,244.14
100-1550 Accumulated Deprec- PW	-118,578.98
100-1560 Accumulated Deprec	-111,284.52
100-1570 Accumulate Depr Comm	-123,840.12
100-1580 Accum Deprec Depot	-303,421.05
Capital Projects EB Ellington	5,119.10
Capital projects in progress	
Ravenel Hall	31,541.88
Total Capital projects in progress	31,541.88
Capital Projects; Depot	22,646.73
Total Fixed Assets	59,307.71
Other Assets	
100-1300 DUE FROM COUNTY	1,219.14
100-1310 DUE FROM STATE	49,829.87
100-1460 INTEREST RECEIVABLE	1,280.00
Total Other Assets	52,329.01
TOTAL ASSETS	4,772,460.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,866.26
Total Accounts Payable	1,866.26
Credit Cards	

Town of Ravenel
Balance Sheet
As of May 31, 2023

	May 31, 23
100-1040 Card Services	-396.06
Total Credit Cards	-396.06
Other Current Liabilities	
100-2050 Accrued Payroll	7,777.09
100-2060 Payroll Liabilities	
100-2070 FICA	1,805.24
100-2080 Life Insurance	140.33
100-2090 MEDICARE	422.18
100-2100 SC W/H	-318.26
100-2110 US W/H	848.00
100-2060 Payroll Liabilities - Other	11,427.13
Total 100-2060 Payroll Liabilities	14,324.62
100-2120 Payroll Liab Other	-3,277.36
100-2130 RETIREMENT PAYABLE	6,924.70
100-2700 Direct Dep Liabilities	-7,319.86
100-2750 Due from Sewer Fund	-189,214.29
Total Other Current Liabilities	-170,785.10
Total Current Liabilities	-169,314.90
Total Liabilities	-169,314.90
Equity	
100-3010 Fund Balance	4,869,165.93
100-3020 Fund Bal-Cap Assets	-599.00
100-3030 Fund Bal-EB Ellington	8.22
100-3040 Opening Bal Equity	-1,165,860.94
Opening Bal Equity	1,098,425.15
Net Income	140,636.28
Total Equity	4,941,775.64
TOTAL LIABILITIES & EQUITY	4,772,460.74

Town of Ravenel
Profit & Loss YTD Comparison
May 2023

	May 23	Jan - May 23
Ordinary Income/Expense		
Income		
100-4100 ACCOMODATION TAX	0.00	710.69
100-4120 LOCAL GOVT FUND DIST	0.00	29,786.44
100-4130 BUSINESS LICENSE	52,400.27	160,538.10
100-4150 Capital Credit Refund	0.00	188.95
100-4160 Charleston Cty Permits	0.00	1,367.30
100-4161 CC&I Permit Fees	0.00	4,286.92
100-4170 CPW WATER SERVICE FEE	405.54	2,536.99
100-4200 FRANCHISE FEE	5,947.16	118,355.44
100-4220 INSURANCE TAX	5,122.68	5,122.68
100-4250 LOST PROPERTY TAX	25,092.21	115,192.92
100-4260 LOST REVENUE FUND	19,501.87	84,113.64
100-4270 MASC BROKER'S TAX	0.00	10,612.07
100-4280 MERCHANTS INVENTORY	0.00	70.86
100-4300 PROPERTY TAX FUND	0.00	220.00
100-4454 Telecomm Tax	0.00	3,879.67
100-4460 TNC Act	61.97	106.94
100-4500 HALL RENTAL	2,400.00	6,280.00
100-4510 ZONING PERMITS		
CONDITIONAL USE PER	0.00	250.00
Demolition Permit	0.00	25.00
Mobile Home Permit	450.00	450.00
REZONING	300.00	450.00
SIGN PERMIT	51.50	101.50
SPECIAL EVENTS PERMIT	0.00	103.00
Special Except Applic	200.00	700.00
Subdivision Review	0.00	550.00
VARIANCE	250.00	250.00
100-4510 ZONING PERMITS - Other	775.00	2,653.00
Total 100-4510 ZONING PERMITS	2,026.50	5,532.50
100-4600 INTEREST	12,127.64	54,619.93
Class Action Settlement	0.00	1,466.39
Sewer		
Sewer collection fees	3,582.90	8,972.03
Total Sewer	3,582.90	8,972.03
Total Income	128,668.74	613,960.46
Gross Profit	128,668.74	613,960.46
Expense		
100-5100 Payroll Exp		
100-5101 PAYROLL		
100-5103 Tuition Reimbursement	1,500.00	1,500.00
100-5101 PAYROLL - Other	20,040.95	108,953.03
Total 100-5101 PAYROLL	21,540.95	110,453.03
100-5102 Contract Emp Payroll	5,960.00	29,737.50
100-5120 PAYROLL TAX	1,533.14	8,334.92
100-5100 Payroll Exp - Other	66.50	25,280.00
Total 100-5100 Payroll Exp	29,100.59	173,805.45
100-5130 SC RETIREMENT EXPENSE		
Deferred Compensation	30.00	300.00
100-5130 SC RETIREMENT EXPENSE - Other	3,317.28	12,919.57
Total 100-5130 SC RETIREMENT EXPENSE	3,347.28	13,219.57
100-5240 MEETINGS		
Membership Dues	0.00	1,606.72
Pier Diem	0.00	125.00

Town of Ravenel
Profit & Loss YTD Comparison
May 2023

	May 23	Jan - May 23
100-5240 MEETINGS - Other	0.00	1,124.03
Total 100-5240 MEETINGS	0.00	2,855.75
100-5245 MILEAGE	29.25	320.89
100-5250 Office Expenses		
100-5255 IT, Software & Equip	1,489.28	6,995.79
100-5429 POSTAGE	174.78	1,021.20
Business Cards	0.00	52.31
Cell Phones, Ipads	0.00	779.96
Inspection Supplies	0.00	555.65
Mass Mail out	0.00	197.58
Quickbooks 2023	1,299.00	1,299.00
Storage Unit	395.00	790.00
Town Shirts	0.00	106.78
Town Signage	0.00	-232.24
100-5250 Office Expenses - Other	482.99	4,994.47
Total 100-5250 Office Expenses	3,841.05	16,560.50
100-5350 DONATIONS		
EB Ellington	733.47	733.47
100-5350 DONATIONS - Other	0.00	-825.00
Total 100-5350 DONATIONS	733.47	-91.53
100-5351 Intuit Transaction Fee	221.21	867.68
100-5422 ADVERTISING	0.00	250.98
100-5427 LANDSCAPE & LITER		
100-5231 LANDSCAPE	6,964.00	35,291.00
Total 100-5427 LANDSCAPE & LITER	6,964.00	35,291.00
100-5445 STREET LIGHTS	1,368.30	10,636.26
100-5470 VEHICLE EXPENSE	146.49	2,161.53
100-5480 Vehicle User Fee	400.00	1,000.00
100-5481 License Plate Readers	0.00	20.21
100-5482 Fleetwood Leasing	0.00	10,301.86
100-5530 BENNETT PARK		
100-5535 Utilities	0.00	241.00
Total 100-5530 BENNETT PARK	0.00	241.00
100-5560 Rantowels Grove	0.00	250.00
100-5630 COMMUNITY PROGRAMS		
100-5962 Christmas Supplies	0.00	73.61
Total 100-5962 Christmas	0.00	73.61
BTS Event 2023	510.12	510.12
Farmers Market	627.24	4,014.68
Senior Day	1,376.86	7,243.38
Total 100-5630 COMMUNITY PROGRAMS	2,514.22	11,841.79
100-5730 DEPOT		
100-5733 Restroom Open/Close Cleaning	360.00	1,800.00
Total 100-5733 Restroom Open/Close	360.00	1,800.00
100-5738 UTILITIES	130.56	628.06
100-5740 Security Camera	0.00	375.00

Town of Ravenel
Profit & Loss YTD Comparison
May 2023

	May 23	Jan - May 23
100-5744 Restroom	0.00	133.81
100-5745 DEPOT PLAYGROUND		
100-5730 Maintenance	0.00	724.76
Total 100-5745 DEPOT PLAYGROUND	0.00	724.76
100-5748 SUPPLIES	31.92	106.78
Fire & Sprinkler System	0.00	232.71
Internet Service	121.85	608.25
MAINTENANCE		
Termite Bond	325.00	325.00
MAINTENANCE - Other	650.00	1,374.75
Total MAINTENANCE	975.00	1,699.75
Restroom Supplies	0.00	0.00
Upgrades	0.00	5,624.08
Total 100-5730 DEPOT	1,619.33	11,933.20
100-5760 RAVENEL HALL		
100-5763 Sanitation	393.25	2,592.75
100-5765 Security Cameras	0.00	195.00
100-5769 SUPPLIES	0.00	267.92
100-5770 RH MAINTENANCE		
100-5764 Termite Bond Renewal	0.00	425.00
100-5770 RH MAINTENANCE - Other	0.00	12,801.00
Total 100-5770 RH MAINTENANCE	0.00	13,226.00
100-5771 UTILITIES	278.43	1,994.33
100-5772 Internet Service	97.98	488.90
Total 100-5760 RAVENEL HALL	769.66	18,764.90
100-5777 Ravenel Ballfield		
MAINTENANCE	0.00	5,817.13
UTILITIES	82.81	373.57
Total 100-5777 Ravenel Ballfield	82.81	6,190.70
100-5810 BEAUTIFICATION		
Town Clean Up		
Supplies	0.00	160.60
Total Town Clean Up	0.00	160.60
100-5810 BEAUTIFICATION - Other	594.06	1,387.28
Total 100-5810 BEAUTIFICATION	594.06	1,547.88
100-5838 Ellington; Utilities		
100-5839 Main	85.02	449.28
100-5838 Ellington; Utilities - Other	163.88	795.12
Total 100-5838 Ellington; Utilities	248.90	1,244.40
100-5990 UTILITIES; License Pla	21.59	1,525.86
100-5990 UTILITIES; Town		
Readers	20.21	20.21
Security Camera Lease	0.00	375.00
Telephone & Internet	510.56	2,555.89
TOWN HALL CAMERA	0.00	180.00
100-5990 UTILITIES; Town - Other	22.50	12,677.21
Total 100-5990 UTILITIES; Town	553.27	15,808.31
100-6200 Due to Sewer	0.00	50,000.00
Capital Projects; Ravenel Hall	16,062.27	28,187.27
Generator Repairs	0.00	99.96

2:35 PM

06/13/23

Accrual Basis

Town of Ravenel
Profit & Loss YTD Comparison
May 2023

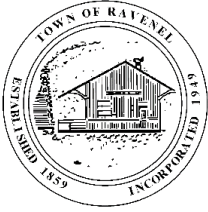
	<u>May 23</u>	<u>Jan - May 23</u>
INSURANCE		
100-5324 HEALTH INSURANCE		
DENTAL INSURANCE	-258.92	-1,521.55
100-5324 HEALTH INSURANCE - Other	3,703.86	21,845.88
Total 100-5324 HEALTH INSURANCE	<u>3,444.94</u>	<u>20,324.33</u>
100-5325 GENERAL INSURANCE	0.00	22,476.35
Total INSURANCE	3,444.94	42,800.68
LEGAL FEES		
100-5423 Attorney Fees	4,636.28	15,423.08
Total LEGAL FEES	4,636.28	15,423.08
SUBSCRIPTION		
Memberships	0.00	265.00
Total SUBSCRIPTION	<u>0.00</u>	<u>265.00</u>
Total Expense	<u>76,698.97</u>	<u>473,324.18</u>
Net Ordinary Income	<u>51,969.77</u>	<u>140,636.28</u>
Net Income	<u><u>51,969.77</u></u>	<u><u>140,636.28</u></u>

Town of Ravenel
Balance Sheet
As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
200-1010 BOW-Sewer Account	18,601.18
200-1020 Impact Fees	202,366.50
Total Checking/Savings	220,967.68
Accounts Receivable	
200-1400 Accounts Receivable	
Accounts Receivable	600.00
200-1400 Accounts Receivable - Other	-600.00
Total 200-1400 Accounts Receivable	0.00
Total Accounts Receivable	0.00
Other Current Assets	
200-1200 BW CD#1610439	739,821.17
200-1320 Due from CWS	3,786.65
200-1450 Prepaid expenses	490.79
200-1500 Accrued Interest Income	371.55
Total Other Current Assets	744,470.16
Total Current Assets	965,437.84
Fixed Assets	
200-1540 Wastewater System	4,861,209.92
200-1550 Accumulated Deprec	-1,354,217.77
Total Fixed Assets	3,506,992.15
TOTAL ASSETS	4,472,429.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	1,690.10
200-2020 Prio Year A/P	0.10
Total Accounts Payable	1,690.20
Other Current Liabilities	
200-1380 Due to/fr General	1,122,639.44
200-2000 Accounts Payable	6,237.50
Total Other Current Liabilities	1,128,876.94
Total Current Liabilities	1,130,567.14
Total Liabilities	1,130,567.14
Equity	
200-3100 Unrestricted Net Assets	-680,665.66
200-3140 Fund Bal Expansion	191,127.00
200-3150 Fund Bal Inv in Cap	3,871,582.65
Net Income	-40,181.14
Total Equity	3,341,862.85
TOTAL LIABILITIES & EQUITY	4,472,429.99

Town of Ravenel
Profit & Loss YTD Comparison
May 2023

	May 23	Jan - May 23
Ordinary Income/Expense		
Income		
200-4100 CPW Sewer Collection	5,389.13	25,688.82
Total Income	5,389.13	25,688.82
Gross Profit	5,389.13	25,688.82
Expense		
200-5201 Backflow Testing	0.00	250.00
200-5230 Communications	1,690.20	1,690.20
200-5300 Main (17&162)	0.00	13,045.72
200-5301 Engineering Services	1,125.00	6,120.88
200-5310 Membership Dues	0.00	250.00
200-5330 Pump Maintenance	904.41	22,196.94
200-5400 Security Alarm	0.00	1,540.00
200-5500 Facilities & Equip Generator Repair	0.00	1,610.50
Total 200-5500 Facilities & Equip	0.00	1,610.50
200-5510 Locates	0.00	12,750.00
200-5560 Consulting Services		
Impact Fee Study		
Rate Study	0.00	450.00
Impact Fee Study - Other	0.00	225.00
Total Impact Fee Study	0.00	675.00
Total 200-5560 Consulting Services	0.00	675.00
Landscaping		
Pump Station Maintenance	0.00	150.00
Total Landscaping	0.00	150.00
Main Pump Station (17 & 162) Pr Utilities	3,329.26	3,329.26
200-5990 Electric Service	35.49	2,079.61
200-5991 Water Service	45.00	223.42
Total Utilities	80.49	2,303.03
Total Expense	7,129.36	65,911.53
Net Ordinary Income	-1,740.23	-40,222.71
Other Income/Expense		
Other Income		
200-4600 Interest	9.28	41.57
Total Other Income	9.28	41.57
Net Other Income	9.28	41.57
Net Income	-1,730.95	-40,181.14



TOWN OF RAVENEL
Code Enforcement / Facilities Manager
Report for: June, 2023

Code Enforcement

4473 Savannah Hwy. – Spoke w/property owner on 8/29 regarding potential violations for Ordinance 134, 137, and 138. On 9/9, me and the Town Administrator met w/the property owner and his brother. Property owner stated that he would clean the property up. On 10/10, (30) days after the meeting, nothing at the property had been done to resolve any of the potential violations. On 10/31, I sent a Notice of Inspection letter to the property owner. Inspection was conducted at 1 pm on 11/15. Landscaping of the property has improved greatly from initial drive by. A dredge, bulldozer, a truck bed w/boom, and two company vehicles remain out front of the dwelling. Results of inspection sent Certified Mail to the property owner on 11/16. Reinspection of property to occur on 12/16. Inspected property on 12/16. Two disabled work vehicles, one dredge, and one work bed to a truck remained in the yard in front of the dwelling. Results of re-inspection and summons for violation of Ordinance 137 were sent Certified Mail to property owner. Property owner has placed a tarp over the crane that will be lifted to the barge. Barge currently in process of being worked on.

5424 Ellington School Rd. – Owner passed away. Finally located a relative involved w/the property. Relative would like to tear the home down because she believes the home is not repairable. Relative was provided w/names and POC's for demolition companies. Relative believes this will take 2-3 months to complete. Attempted to speak w/Mrs. Nelson on 9/1, 9/2, 9/20, 9/21, and 9/26. No answer; left message for Mrs. Nelson to contact me w/an update on this property. I have met w/three demolition companies IOT gather estimates for Mrs. Nelson. Information passed to Mrs. Nelson. On 12/5, I spoke w/a property owner of the property. She is currently weighing her options. There were multiple heirs granted portions of the property but the other heirs have basically washed their hands of the property. This may need to go to Probate court before she can move forward with plans for the home/property. Unfit dwelling inspection completed on 2/16. Results sent to Ms. Sharon Ford in Tallahassee, FL. Unfit dwelling hearing is scheduled for 4/6 at 2pm. Unfit dwelling hearing took place on 4/6. Ms. Ford agreed that the dwelling is unfit for human habitation. Heir to the property has 60-days to remove or demolish the home before the Town receives bids to remove or demolish the home. On 6/5 I spoke with family friend who will be cleaning up the grounds and demolishing the home. Dwelling was demolished on 6/10. Demo debris still needs to be removed at this time.

5705 San Flora Ave. – Received a complaint from a resident that the resident living at this address was operating a business w/o a business license from their home. I spoke w/the resident and he confirmed that he, indeed, was operating a business on the property and that he had no business license. Resident was approved on 12/17/1999 for Home Occupation, but resident violates the previously approved permit. Resident applied for a business license.

Resident has been given until 3/1/2023 to find property where he may store the (20) pieces of equipment necessary for his work. An inspection was conducted on 4/3/2023 to ensure property owner met the criteria for Home Occupation. He did not meet criteria for Home Occupation; summons written; court date set for 2pm on 5/3/2023. Property owner did not appear in court; judge issued a continuance; next court date is set for 6/6 at 2pm. On 6/6 the judge gave the property owner 60-days to remove the floats from his property. Next court appearance is set for 9/12 at 2pm.

5706 Hwy. 165 – Notice of Inspection sent to property owner. Inspection to occur at 2:30 pm on 12/12. The inspection took place on 12/12. Complaint and rule to Show Cause paperwork was mailed to property owner on 12/14. On 1/26, me and Mr. Hemmer spoke w/attorney of the property owner. The Town will have to hold on demolition of the dwelling due to it being heirs' property. Spoke w/property owner's attorney on 5/1; still notifying heirs of the property before this case can go to probate.

5756 Gadsden St. – Received complaint of an unfit dwelling located at this location. Caller is an heir to the property and gave permission for a habitability inspection to be conducted. Inspected the home on 3/17. Met w/property owners prior to the inspection and the husband walked me through the dwelling. Dwelling is unfit for human habitation currently due to disrepair, cleanliness, and the hazard for safety and other calamities. During inspection I noticed two campers receiving electricity and water from the unfit dwelling, which also had running water and electricity. Property owners live in one camper and property owner's granddaughter lives in the other. Both campers are on the same plot as the unfit dwelling. This violates Ord. 156 of the Town of Ravenel Ordinances. Unfit dwelling hearing to be held at 2pm on 4/11. Hearing took place on 4/11. Property owner does not want the home demolished. She would like to make repairs to the home; Town Administrator agreed with her request. Property owner has 90-days to have permit and repairs made.

5982 Miley Hill Rd – Owner applied for Builders Permit to repair the dilapidated garage on his property. Permit expired 6/21/2023.

6166 Brown Way – Property owner granted a one-time 30-day extension IOT remove all solid waste, debris, junk, etc. from outside his fence. Property owner failed to remove all solid waste, debris, junk, etc. from outside the fence. Summons' for violation of Ordinance 134 and 138 issued. Court date is 8/31 at 2pm. Property owner did not appear. Judge continued this case until 9/28 at 2pm. Judge will have paperwork served by Constable. Defendant did not appear in court on this date due to medical appointment. Defendant notified that court date has been moved to 10/26 at 2pm. Judge dismissed charges because the property owner has medical conditions and has been trying to clean the property up. I will monitor the property and if it gets out-of-hand, will write a summons. New inspection scheduled for 3/14 at 10:00 for violation of Ordinance 138. Property owner failed inspection for violation of Ord. 138 and he also had two unregistered vehicles on his property in front of the fence and mobile home. Complaint and Rule to Show Cause delivered on 3/15. Property owner is deceased.

6170 Brown Way – Notice of Inspection delivered to address of property owner on 11/16. Inspection to occur at 1 pm on 12/12. Inspection occurred on 12/12. Complaint and Rule to

Show Cause paperwork being mailed (certified) to property owners on 12/15. Full inspection conducted on 4/5. New Complaint and Rule to Show Cause being mailed to property owner(s). Hearing for derelict mobile home scheduled for 5/16 at 2pm. Owner of modular/mobile home granted 90-days to get required permits, make repairs, have dwelling inspected, and make habitable.

Hearings

Unfit dwelling hearing for 5814 Savannah Hwy. on 4/6. Dwelling to be removed/demolished within 60-days. Will begin Demolition Co. search on 6/12. Demo Co has been granted the job and began work on 6/20.

Derelict Mobile Home Hearing for 6038 Savannah Hwy Lot #9 scheduled for 2:45pm on 5/16. Owner of mobile home granted 90-days to get required permits, make repairs, have dwelling inspected, and make habitable. Eviction hearing held on 6/7 at 11:15am. Resident evicted on 6/16. Mobile home to be removed w/in 30-days.

Facilities (Working)

Fast Signs approved to produce and install a new Town of Ravenel sign for the South entrance on Hwy 165. New Town of Ravenel sign to be installed tentatively during week of 26-30 June.

Working w/contractor to repaint the outside deck, ramp, and front stairs of Depot.

Working to remove field goal posts at baseball field; will be donated to West Ashley HS.

Working w/contractor to replace corrugated pipe on Town property located on Mellard St.

Working w/contractors to lay 789 slag and reinstall parking curbs at Old Train Depot.

Working to get estimates for brick pillar to be built around G.W. Tumbleston plaque.

Working to get estimate for tree branch removal from behind EB Ellington School.

Working to have graffiti removed from back side of EB Ellington School.

Facilities (Completed Since Last Report)

Parking curbs removed at Old Train Depot prior to install of 789 slag.

Solar lights installed at Old Train Depot.

Town Clean-Up Project

Vendor selected for Town Clean-Up project. Purpose of the project is to remove trash/debris from specific areas in order to improve the overall look of the Town. Dumpster drop will occur o/a Wednesday, July 19. Pick-up will be scheduled for Thursday, July 27 or when full. One 30-yard dumpster will be placed inside Burbage Mobile Home Park located at 6038 Savannah Hwy. for all residents to discard unwanted items. This dumpster is NOT to be used for discarding of daily trash. Signs will be posted near the dumpster with what items are allowed to be discarded in it. Flyers will be mailed to residents in local area of proposed dumpster drop as a means of notifying the public of the project.

Town Clock Project

Howard Replica II selected. Clock in production.

Town will install the clock on its own w/assistance from company technician at no additional charge. The current production lead time is 120 days. Our warranty is for 3 years w/a service maintenance agreement.

Work Requests

8/26/22 – Request to remove railroad tie from inside a catch basin in front of 5675 Old Jacksonboro Rd.

11/17/22 – Request submitted to have “Dead End” sign installed at the beginning of Mellard St.

2/1/23 – Submitted request to SCDOT to have drain pipe that runs between two catch basins cleaned at 5700 Savannah Hwy.

2/1/23 – Submitted request to SCDOT to have ~50 ft. of Drayton St. expanded due to soft shoulder/loose dirt, gravel at the drain pipe area that runs under Drayton St.

2/22/23 – Submitted requests to SCDOT and County to have all ditches cleaned in Ravenel Acres.


6/21/23 – Submitted request to have pothole filled on Robinson St. by Public Works.


Work Requests (Completed Since Last Report)

6/5 – SCDOT completed request to clear ditches near TSC and Rantowles Grove on Savannah Hwy.

If you have questions, concerns, or issues, please contact me at the numbers listed or reach out to me via e-mail.

Jason P. Moffitt
Codes Enforcement Officer
Facilities Manager

 843-754-1903

 843-920-1066

 inspector@townofravenel.com



Candidate Information Form

Date: 6/12/23

Which Board or Commission are you interested in serving on? (Please circle selection):

Board of Zoning Appeals

Planning & Zoning Commission

Full Name: Bryan T Muckenfuss Sr.

Home Address:
5907 Loka Dr.
Ravenel SC 29470

Phone Number: 843-557-4030

Email Address: Bmuckenfuss@gmail.com

Please provide a short bio about yourself:

on BZA now

TOWN OF RAVENEL

1st Reading: 6/27/23
2nd Reading:

Introduced by:
Date: 6/27/23

ORDINANCE 06-23

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

WHEREAS, an annexation petition for TMS Number 168-00-00-002 (the “Annexed Property”), located South of Savannah Highway and west of New Road, and containing 20.234 acres, more or less, in Charleston County, South Carolina, has been presented to the Ravenel Town Council; and,

WHEREAS, the property is within the growth boundary of the Town of Ravenel; and,

WHEREAS, the property is contiguous to the boundary of the Town of Ravenel, South Carolina; and,

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to Section 5-3-150 of the South Carolina Code of Laws, 1976 (as amended) and contains the signatures of all freeholders of the property to be annexed; and,

WHEREAS, on April 6, 2023, after a public hearing held on March 23, 2023, the Town Planning and Zoning Board recommended approval of the annexation; and,

WHEREAS, the Planning and Zoning Board recommended a zoning designation of Planned Development District (PDD) upon annexation; and,

WHEREAS, the annexation petition contains a description and a tax map of the Annexed Property;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ravenel, South Carolina, in Council duly assembled, and by authority of the same:

1. The Annexed Property, which is more particularly described as parcel 1680000002 and outlined in red on the tax map attached hereto as Exhibit A and incorporated herein by reference, is annexed into the Town of Ravenel, South Carolina.

2. The Annexed Property shall be Zoned Planned Development District (PDD) and the Development Agreement for the Stables Planned Development District, attached as Exhibit B hereto and incorporated herein by reference, are hereby approved.

THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

ADOPTED this _____ day of _____, 2023, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

ATTEST:

Stephen Tumbleston, Mayor

Clerk-Treasurer

Approved—Corporation Counsel

EXHIBIT A

Legal Description of the Annexed Property

Parcel TMS No. 168-00-00-002:

ALL that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in St. Pauls Parish, Charleston County, South Carolina, shown and designated as **20.234 ACRES**, located on New Road, South of Savannah Highway, owned by the Franklin J. Baldwin Trust, and as more fully shown below:



The said tract having such size, shape, dimensions, buttings and boundings, more or less.

EXHIBIT B

The Stables Development Agreement and Development Guidelines

TOWN OF RAVENEL

1st Reading: 6/27/2023
2nd Reading:

Introduced by:
Date: 6/27/2023

ORDINANCE 07-23

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE STABLES DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF RAVENEL AND D.R. HORTON, INC.

WHEREAS, the South Carolina Development Agreement Act provides that local governments and property owners may, under specified circumstances, enter into agreements regarding the development of property; and

WHEREAS, such agreements provide some assurance as to continued zoning so as to support long-range planning and investment rather than short-term focused development; and

WHEREAS, such agreements can also make sense in matching long-term benefits with long-lasting commitments; and

WHEREAS, Council has previously given careful consideration to the related PD zoning and believes it appropriate to give adequate time for it to be realized; and

WHEREAS, Council has identified contingencies that are required for the approval of the PD zoning and the Development Agreement at its meeting regarding the introduction of this ordinance which either have been written into the PD and Development Agreements, or adequate security has been given by the Developers that such contingencies will be fulfilled, and

WHEREAS, all statutory requirements are satisfied, and Council believes the attached agreement to be mutually beneficial and in the best interest of the Town's citizens and the surrounding community.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ravenel, South Carolina, in Council duly assembled, and by authority of the same, that Mayor is authorized to ensure that the contingencies mentioned above are fulfilled, and upon such satisfaction to execute the Stables Development Agreement as set forth on the attached Exhibit A, which is incorporated herein. The Mayor is further authorized to make corrections and revisions as he deems necessary.

THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

ADOPTED this _____ day of _____, 2023, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

ATTEST:

Stephen Tumbleston, Mayor

Clerk-Treasurer

Approved—Corporation Counsel

EXHIBIT A

THE PRESERVE AT RAVENEL DEVELOPMENT AGREEMENT

TOWN OF RAVENEL

1st Reading: 5/30/2023
2nd Reading: 6/27/2023

Introduced by: Buckey Waters
Date: 5/30/2023

ORDINANCE NO. 08-23

AN ORDINANCE AMENDING CHAPTER 36 (ELECTIONS) OF THE RAVENEL CODE OF ORDINANCES BY AMENDING SECTION 36.02 – QUALIFICATIONS OF CANDIDATES FOR ELECTED OFFICE.

The Town Council of Ravenel, South Carolina, duly assembled, hereby ordains that Chapter 36 of the Ravenel Code of Ordinance be amended as follows:

' 36.02 QUALIFICATIONS OF CANDIDATES FOR ELECTED OFFICE

(A) All candidates for elected office and elected officials in the Town of Ravenel shall be full-time residents of the Town. A person's residence is his domicile. "Domicile" means a person's fixed home where he has an intention of returning when he is absent. A person has only one domicile.

(B) All candidates for elected office shall have been a resident of and domiciled in the Town for one year prior to the submission of an affidavit for the election of office for which the candidate is seeking.

(C) In order to demonstrate residency, all candidates for elected office shall submit an affidavit attesting to the following facts:

- (1) The candidate is a resident of the Town and is currently domiciled in the Town; and,
- (2) The candidate intends to remain a resident domiciled in the Town; and,
- (3) The candidate has been a resident and domiciled in the Town for at least one year prior to the submission; and,
- (4) The candidate will identify all of his or her address(es) wherein he or she was domiciled for the past year.

(D) In addition, each candidate shall provide the following original, current, unexpired items showing the candidate's physical street address within the Town of Ravenel as proof of residency:

- (1) A government issued identification card, including a South Carolina driver's license or other identification issued by the Department of Motor Vehicles, a vehicle registration, a hunting or fishing license, military identification, or student identification card; and,
- (2) A utility bill; and,
- (3) A deed, mortgage bill, current lease, or current rental agreement.

(E) The Town Clerk shall make an initial determination regarding the residency of the potential candidate based on the material provided by the potential candidate. If the Town Clerk

has reasonable doubt regarding the candidate's residency, qualifications, or proof of same required by this Chapter, the Town Clerk shall inform the Mayor of same.

(F) Any elected official may charge any other candidate or elected official with a violation of this section. In the event that a charge is brought, a hearing will be held on ten days' notice to the charged candidate or official. At the hearing, the Mayor will preside unless he or she is the charged official, and, in that event, the Mayor Pro-Tem will preside. A two-thirds vote by the Mayor and Council will be necessary to remove an official under this section with the charged official not voting.

ADOPTED this _____ day of _____, 2023, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

**Mayor or Presiding Member
of Council**

Attestation Signature – Clerk-Treasurer

Approval – Corporation Counsel

TOWN OF RAVENEL

1st Reading: 5/30/23
2nd Reading: 6/27/23

Introduced by: Buckey Waters
Date: 5/30/23

ORDINANCE 09-23

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

WHEREAS, the Town of Ravenel Planning and Zoning Commission, in accord with the South Carolina Local Government Comprehensive Planning Enabling Act, conducted a ten-year update of the Town of Ravenel Comprehensive Plan to meet changing conditions and prepared the 2020 Town of Ravenel Comprehensive Plan, hereinafter referred to as “the Comprehensive Plan”, to provide a coordinated and comprehensive plan of long-term goals, objectives, and priorities that will guide the future development of Ravenel; and

WHEREAS, the Town of Ravenel Town Council adopted the new Comprehensive Plan on May 26, 2020; and,

WHEREAS, among other things, the Comprehensive Plan recommends rewrites and updates of several sections of the Town’s Zoning Ordinance; and,

WHEREAS, the Ravenel Planning and Zoning Commission has reviewed the text amendments and zoning code changes in accordance with the procedures in the South Carolina Code § 6-29-760; and,

WHEREAS, in compliance with Section 1.11 of the Town of Ravenel Zoning Code, The Planning and Zoning Commission has published and held public hearings on these changes on March 24, 2022, September 22, 2022, October 27, 2022, and December 8, 2022; and

WHEREAS, in compliance with Section 1.11 of the Town of Ravenel Zoning Code, The Planning and Zoning Commission has recommended APPROVAL of these changes to the Town Council;

NOW BE IT THEREFORE ORDAINED that the Town of Ravenel’s Zoning Ordinance and Official Zoning Map be amended and replaced as follows:

The existing Sections 3.1, 3.1.1, 3.1.2, and 3.1.3 of Chapter 3 found in EXHIBIT “A” are to be amended and replaced as found in EXHIBIT “B”

AND;

Sections 3.1.5 to 3.1.8, 3.1.10 to 3.1.20, and 3.1.22 to 3.1.26 as found in Exhibit “C” are to be removed

AND;

Section 3.2 as found in Exhibit “C” is to be removed

AND;

The existing Appendix B as found in Exhibit “D” is to be replaced by Appendix B – Zoning Code Use Matrix found in Exhibit “E”

AND;

All references in the Zoning Code and the Official Zoning Map to the base district of “General Industrial (GI)” are to be replaced with “Service / Warehouse (SW)”

AND;

All references in the Zoning Code and the Official Zoning Map to the base district of “Light Industrial (LI)” are to be replaced with “Industrial (I)”

ADOPTED this _____ day of _____, 2023, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

ATTEST:

Mayor Stephen Tumbleston

Clerk-Treasurer

Approval – Corporation Counsel

EXHIBIT "A"

CHAPTER 3. CONDITIONS AND EXCEPTIONS TO BASE DISTRICT USES

Section 3.1 Use Conditions.

Certain uses shall be allowed as a Conditional Use if they meet the specified conditions or standards of this Chapter and if the use proposed will not materially endanger the public health, safety or general welfare, if located where proposed and developed and operated according to the project specifications as submitted and approved.

- A. The proposed use conforms in general with the approved Land Use Ordinance as adopted by the Town of Ravenel on May 6, 1999.
- B. Application for a Conditional Use shall be submitted to the Town as follows:
 - 1. Two (2) copies of proposal package to include:
 - a. Completed application form and description of the proposed use and equipment to be used.
 - b. Recorded plat and detailed site plan and, if required, to be prepared by a registered land surveyor, engineer or landscape architect.
 - c. Application fee as determined by Town Council.

Section 3.1.1 Consideration for evaluation

- A. In evaluating an application for a Conditional Use permit, the following criteria shall be considered:
 - 1. The proposed project will not materially endanger the public health, safety, or general welfare, meets air and water quality standards established by the government authority having jurisdiction nor will unduly impact adjacent residential areas through an increase in illumination, noise levels or adverse traffic.
 - 2. The proposed project meets the criteria listed for the specific use.
 - 3. The proposed project provides adequate fire and emergency access.
 - 4. The project provides for adequate vehicular traffic circulation and for required parking.
 - 5. Buffering and landscaping as required by Section 4.2 must be provided.
 - 6. Signage requirements and other considerations deemed appropriate and important for the performance of the Conditional Use.

Section 3.1.2 Issuance of Zoning Permit for Conditional Use.

- A. The application for a conditional use permit shall be considered and written notice of approval or denial shall be issued within thirty (30) days of application.

- B. Except as expressly referenced in the Conditional Use criteria, the Town Council shall have the authority to determine if the proposed use meets the requirements as listed and upon such determination, a zoning permit shall be issued.

Section 3.1.3 Appeals to decision of Town Council or Zoning Administrator

- c. Filing of appeals: Appeal of a conditional use permit shall be filed with the Zoning Administrator as a written notice specifying the grounds for appeal and what modification of the decision is sought. The written appeal shall be filed within seven calendar days following action on the conditional use permit.
- d. Hearing on appeal:
 - 1. In scheduling a public hearing for an appeal of a conditional use permit, the Town Council shall give public notice at least 15 days prior to the meeting date in a daily newspaper in the county. Date, place and time of the hearing shall be included in the public notice.
 - 2. Public notice shall also include posting on the subject lot a sign whose dimensions, design, content and location shall conform to specifications adopted by Town Council. A written notice shall be delivered to all property owners within a 300-foot radius of the property.
 - 3. Permits: No permits shall be issued on a conditional use permit which has been appealed until such time as Town Council has rendered its decision on the appeal.

EXHIBIT "B"

CHAPTER 3. CONDITIONS AND EXCEPTIONS TO BASE DISTRICT USES

Section 3.1 Use Standards and Conditions.

— Certain uses, as indicated in Appendix B – Use Matrix, shall be allowed as a Conditional Use ("C") or as a Special Exception Use ("S") subject to standards and if they meet the specified conditions as found in this Chapter. All Conditional or Special Exception Use requests must follow the procedures as indicated in Chapter 1 of the Ravenel Zoning Code and the policies as set, from time to time, by the Planning and Zoning Administrator.

Unless otherwise indicated in this Chapter, or as found to be a legal non-conforming use, the standards and conditions found herein apply to all land uses in the Town of Ravenel, or standards of this Chapter and if the use proposed will not materially endanger the public health, safety or general welfare, if located where proposed and developed and operated according to the project specifications as submitted and approved.

A. — The proposed use conforms in general with the approved Land Use Ordinance as adopted by the Town of Ravenel on May 6, 1999.

B. — Application for a Conditional Use shall be submitted to the Town as follows:

4. — Two (2) copies of proposal package to include:

a. — Completed application form and description of the proposed use and equipment to be used.

b. — Recorded plat and detailed site plan and, if required, to be prepared by a registered land surveyor, engineer or landscape architect.

c. — Application fee as determined by Town Council.

Section 3.1.1 Standards to be considered for a Conditional Use application for evaluation

A. — In evaluating an application for a Conditional Use permit, the Planning and Zoning Administrator and/or Town Staff shall apply the following following standards: criteria shall be considered:

- a. 1. The proposed project must be found to not conflict with the Ravenel Comprehensive Plan.
- b. The proposed project must meet all air and water quality standards established by the governmental authorities having jurisdiction over the property.
- c. The proposed project must meet all applicable Town standards including, but not limited to, regulations regarding building materials, setbacks, Site Plan review, overlay zoning, screening requirements, sign regulations, business licenses, etc.
- d. The proposed project must have access to adequate water and wastewater supply, stormwater facilities, waste disposal, and other public services.
- e. The proposed project must obtain adequate permitting for construction, appropriate utility connections, and other required services.
- f. The proposed project must provide adequate fire and emergency access.

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- g. The proposed project must provide adequate vehicular traffic circulations and parking.
- h. In a Neighborhood Commercial (NC) or any Residential District, the use must be of a small enough scale in relation to the overall lot size, so that it does not adversely impact existing adjacent residential or agricultural property in any way as determined by the Planning and Zoning Administrator.
- i. In the General Business (GB) or Industrial Districts, the use must not adversely impact existing adjacent non-residential, non-agricultural development in any way as determined by the Planning and Zoning Administrator.

~~The proposed project will not materially endanger the public health, safety, or general welfare, meets air and water quality standards established by the government authority having jurisdiction nor will unduly impact adjacent residential areas through an increase in illumination, noise levels or adverse traffic.~~

- ~~5. The proposed project meets the criteria listed for the specific use.~~
- ~~3. The proposed project provides adequate fire and emergency access.~~
- ~~6. The project provides for adequate vehicular traffic circulation and for required parking.~~
- ~~5. Buffering and landscaping as required by Section 4.2 must be provided.~~
- ~~7. Signage requirements and other considerations deemed appropriate and important for the performance of the Conditional Use.~~

Section 3.1.2 Standards to be considered for a Special Exception Use ~~issuance of Zoning Permit for Conditional Use.~~

In evaluating an application for a Special Exception Use, the Board of Zoning Appeals apply the standards for a Conditional Use found in Section 3.1.1 as well as the following additional standards:

- A. The proposed use will not endanger the public health, safety, and general welfare or be hazardous to surrounding uses in any way.
- B. The proposed use will not unduly impact adjacent residential areas through an increase in illumination, noise, dust, fumes, traffic, or other activity that may cause the proposed use to be a nuisance to the established residential properties.
- C. The proposed use must be consistent with the character of the underlying zoning district to the extent that the use will not adversely affect the property values or general character of the nearby area.
- D. The proposed use must be found to be harmonious with the Ravenel Comprehensive Plan and/or pending changes to the Comprehensive Plan or other Town standards and codes.
- E. The proposed use must be developed in a way that will preserve and incorporate any important natural features of the site.
- F. In a Neighborhood Commercial (NC) or any Residential District, the use must be of a small enough scale in relation to the overall lot size, so that it does not adversely impact existing adjacent residential or agricultural property in any way as determined by the Board of Zoning Appeals.

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G. In the General Business (GB) or Industrial Districts, the use must not adversely impact existing adjacent non-residential, non-agricultural development in any way as determined by the Board of Zoning Appeals.

~~E. The application for a conditional use permit shall be considered and written notice of approval or denial shall be issued within thirty (30) days of application.~~

- F. ~~Except as expressly referenced in the Conditional Use criteria, the Town Council shall have the authority to determine if the proposed use meets the requirements as listed and upon such determination, a zoning permit shall be issued.~~

Section 3.1.3 ASpecific Conditions as indicated in Appendix B – Use Matrixpeals to decision of Town Council or Zoning Administrator

~~The following list of specific conditions are the conditions used in Appendix B – Use Matrix to apply to a given use in a given zoning district. In the case of a Conditional Use, the Planning and Zoning Administrator will review and determine the compliance of the condition(s) indicated prior to issuing or denying a zoning permit for the use. In the case of a Special Exception Use, the Board of Zoning Appeals will review and determine the compliance of the condition(s) indicated prior to approving or denying the use request.~~

~~Appeals to decisions by Planning and Zoning Administrator are as found in Section 1.15 of the Zoning Code and appeals to decisions made by the Board of Zoning Appeals decisions may be made to Circuit Court of Charleston County in a timeframe as allowed by law. Filing of appeals: Appeal of a conditional use permit shall be filed with the Zoning Administrator as a written notice specifying the grounds for appeal and what modification of the decision is sought. The written appeal shall be filed within seven calendar days following action on the conditional use permit.~~

Various Specific Additional Conditions:

1. A full Site Plan must be approved by the Planning & Zoning Administrator.
2. A full Site Plan must be approved by the Planning & Zoning Commission.
3. A full Site Plan including proof of relevant regulatory agency certifications and sub plans (reuse, drainage, etc.) and permitting documents must be approved by the Town Council of the Town of Ravenel prior to approval by the BZA.
4. All trash containers must be screened from view from any adjacent property or right-of-way.
5. Signage for the use is limited to the business name and logo only.
6. Signage for the use is limited to externally lit signage only.
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.
10. Outdoor storage of damaged/wrecked vehicles is allowed for one night only.
11. No more than two (2) work/business vehicles allowed on site at any time.
12. Storage container stacking is allowed in container yards with approved site plans only.
13. Any trucks Class 4 (14,000 – 16,000 lbs) or larger, or other vehicles of the same weight and size, must be completely screened from adjacent property and right-of-way by a vegetation buffer on the same lot as the use. Buffer specifics will be defined by the underlying zoning district.
14. The use must not include trucks larger than Class 4 (14,000 – 16,000 lbs) or other vehicles or equipment of the same weight and size.
15. The use must not include trucks larger than Class 5 (16,001 – 19,500 lbs) or other vehicles or equipment of the same weight and size.
16. The use must not include trucks larger than Class 6 (19,501 – 26,000 lbs) or other vehicles or equipment of the same weight and size.
17. The use must not include trucks larger than Class 7 (26,001 – 33,000 lbs) or other vehicles or equipment of the same weight and size.

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18. The use must not include trucks larger than Class 8 (33,000 lbs and up) or other vehicles or equipment of the same weight and size.
19. The use cannot exceed 8,000 s.f. of production area, not including retail/customer area, building facilities, warehousing, or office areas.
20. The use cannot exceed 15,000 s.f. of production area, not including retail/customer area, building facilities, warehousing, or office areas.
21. The use must include a retail component of at least 10% of their production area s.f.
22. Alcoholic Beverage Sales must be in full compliance with the South Carolina Alcoholic Beverage Act (ABC Act).
23. No on-site product inventory.
24. No outdoor repair or dismantling of vehicles or equipment.
25. All vehicles, boats, RV's, campers, and other personal property must be fully licensed and registered.
26. If no building is included, the proposed use is limited to 2,500 square feet on lot outdoors.
27. The proposed use is limited to 5,000 square feet, indoors or outdoors.
28. Offices to be located within Model Homes only.
29. Offices to be located on site with an Allowed Use only.
30. The lot on which the use is proposed must be at least 2.5 acres.
31. The lot on which the use is proposed must be at least 5 acres.
32. The lot on which the use is proposed must be at least 10 acres.
33. Use must be separated and completely screened from adjacent property and right-of-way by an 8' brick, textured concrete, or finished wood decorative fence with screening vegetation and screening trees in a 15' landscaped buffer yard in front of the fence.
34. The use must not be within 150' of Savannah Highway or Highway 165, and must be completely screened behind an opaque fence and dense vegetative buffer.
35. Adequate off-street parking must be provided for peak attendance at all events. Shared parking with existing adjacent businesses may be approved per Site Plan Review and evidence of lease or other arrangement.
36. Hours of operation are limited to 7:00 a.m. to 11:00 p.m.
37. All recreational dwellings must be ready for highway use or anchored as per mobile home elevation and anchoring regulations.
38. Limited to a maximum stay of six (6) months.
39. Limited to one additional unit per lot.
40. The use shall be located at least 100' from a property line or other right-of-way.
41. The use must include a 50' hard-surface driveway accessible at all times for pull-off traffic.
42. Care for animals no larger than a dog.
43. Overnight boarding only for animals under treatment.
44. Principal building for the use must be soundproofed; noise shall not be audible from outside the building.
45. Principal building for the use must have ventilation system to remove odors.
46. No biological material or waste is to be burned (cremated) on site; it must be removed to an appropriate facility.
47. No more than 5 sleeping accommodation units may be operated.
48. One sign, no more than 3 square feet with one sign face that describes the commercial use on the lot is required.
49. May have separate utilities that meet Town and CWS/DHEC regulations.
50. One additional dwelling unit of any type of dwelling as approved by the Town Code is allowed on a residential lot. Such a unit may be a permanent Secondary Dwelling Unit (SDU) OR a Temporary Dwelling Unit (TDU), not both.

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~~51. An SDU or TDU must be subordinate to the allowed Primary Dwelling and in no case shall be larger than 1,200 sf.~~

~~52. One additional off-street parking space is required for the SDU/TDU in addition to the parking spaces required for the existing uses.~~

~~53. A porch or deck constructed on either a Primary Dwelling or an SDU/TDU on the same lot must be within all setbacks and must not be located within 15' of another structure or deck on the same or adjacent lot.~~

~~54. An SDU/TDU must meet all setbacks, distance from other structures, height requirements, and other applicable requirements of the Town of Ravenel Zoning Code and Town Code.~~

~~55. The Primary Dwelling or the SDU/TDU must be owner-occupied by the land owner and the land owner must provide a Declaration of Covenants and Restrictions (DCR) approved by the Planning & Zoning Commission. A DCR for an SDU must include:~~

~~a. A statement indicating that there are no other covenants prohibiting the SDU/TDU on the lot;~~

~~b. A statement that the owner will occupy the Primary or SDU and, if neither Primary or SDU is owner-occupied, that the units may not be rented separately.~~

~~c. A statement that the owner will not allow subleases of the Primary or SDU.~~

~~d. A statement that the owner will not convert the property into another regime or use the property for short-term rentals.~~

~~e. A statement that the occupancy of the SDU will be limited to no more than two (2) persons of legal age to enter a lease agreement.~~

~~f. A statement of understanding that the legal rights of enforcement by the Town of the DCR are by legal and equitable solutions, including the revocation of a Certificate of Occupancy.~~

~~56. A TDU is allowed only for the time period and reasons as approved by the Town Code and will not be issued a permanent Certificate of Occupancy.~~

~~g.~~

~~h. Hearing on appeal:~~

~~8. In scheduling a public hearing for an appeal of a conditional use permit, the Town Council shall give public notice at least 15 days prior to the meeting date in a daily newspaper in the county. Date, place and time of the hearing shall be included in the public notice.~~

~~2. Public notice shall also include posting on the subject lot a sign whose dimensions, design, content and location shall conform to specifications adopted by Town Council. A written notice shall be delivered to all property owners within a 300-foot radius of the property.~~

~~9. Permits: No permits shall be issued on a conditional use permit which has been appealed until such time as Town Council has rendered its decision on the appeal.~~

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EXHIBIT "C"

CHAPTER 3. CONDITIONS AND EXCEPTIONS TO BASE DISTRICT USES

Section 3.1 Use Conditions.

Certain uses shall be allowed as a Conditional Use if they meet the specified conditions or standards of this Chapter and if the use proposed will not materially endanger the public health, safety or general welfare, if located where proposed and developed and operated according to the project specifications as submitted and approved.

- A. The proposed use conforms in general with the approved Land Use Ordinance as adopted by the Town of Ravenel on May 6, 1999.
- B. Application for a Conditional Use shall be submitted to the Town as follows:
 - 1. Two (2) copies of proposal package to include:
 - a. Completed application form and description of the proposed use and equipment to be used.
 - b. Recorded plat and detailed site plan and, if required, to be prepared by a registered land surveyor, engineer or landscape architect.
 - c. Application fee as determined by Town Council.

Section 3.1.1 Consideration for evaluation

- A. In evaluating an application for a Conditional Use permit, the following criteria shall be considered:
 - 1. The proposed project will not materially endanger the public health, safety, or general welfare, meets air and water quality standards established by the government authority having jurisdiction nor will unduly impact adjacent residential areas through an increase in illumination, noise levels or adverse traffic.
 - 2. The proposed project meets the criteria listed for the specific use.
 - 3. The proposed project provides adequate fire and emergency access.
 - 4. The project provides for adequate vehicular traffic circulation and for required parking.
 - 5. Buffering and landscaping as required by Section 4.2 must be provided.
 - 6. Signage requirements and other considerations deemed appropriate and important for the performance of the Conditional Use.

Section 3.1.2 Issuance of Zoning Permit for Conditional Use.

- A. The application for a conditional use permit shall be considered and written notice of approval or denial shall be issued within thirty (30) days of application.
- B. Except as expressly referenced in the Conditional Use criteria, the Town Council shall have the authority to determine if the proposed use meets the requirements as listed and upon such determination, a zoning permit shall be issued.

Section 3.1.3 Appeals to decision of Town Council or Zoning Administrator

- c. Filing of appeals: Appeal of a conditional use permit shall be filed with the Zoning Administrator as a written notice specifying the grounds for appeal and what modification of the decision is sought. The written appeal shall be filed within seven calendar days following action on the conditional use permit.
- d. Hearing on appeal:
 - 1. In scheduling a public hearing for an appeal of a conditional use permit, the Town Council shall give public notice at least 15 days prior to the meeting date in a daily newspaper in the county. Date, place and time of the hearing shall be included in the public notice.
 - 2. Public notice shall also include posting on the subject lot a sign whose dimensions, design, content and location shall conform to specifications adopted by Town Council. A written notice shall be delivered to all property owners within a 300-foot radius of the property.
 - 3. Permits: No permits shall be issued on a conditional use permit which has been appealed until such time as Town Council has rendered its decision on the appeal.

Section 3.1.4 Adult and Sexually Oriented Businesses

It is the purpose of this Section to regulate Adult Businesses, also known as Sexually Oriented Businesses in order to protect and promote the health, safety and general welfare of the citizens of the Town, and to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of Sexually Oriented Businesses within the Town. The provisions of this Section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Section to condone or legitimize any use of act which is otherwise prohibited or punishable by law.

- A. Findings of Fact
 - 1. Sexually oriented businesses generate secondary effects which are detrimental to the public health, safety and welfare. Additionally, sexually oriented businesses are frequently used for unlawful sexual activities, including public sexual indecency, prostitution and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.
 - 2. The concern over sexually transmitted diseases is a legitimate health concern of the Town which demands reasonable regulation of sexually oriented businesses in order to protect the health and well-being of our citizens.
 - 3. Live entertainment presented by some sexually oriented businesses involves a considerable amount of bodily contact between patrons and semi-nude and nude employees and dancers, including physical contact, such as hugging, kissing and sexual fondling of employees and patrons. Many sexually oriented businesses have "couch" or "straddle" dancing, and in these "dances," employees sometimes do such things as sit in a patron's lap, place their breasts against the patron's face

while physical contact is maintained, and gyrate in such a manner as to simulate sexual intercourse. Such behavior can lead to prostitution. Town Council recognizes that preventing prostitution and the spread of sexually-transmitted diseases are clearly within its police powers: *Southeastern Promotions, Inc. versus Conrad*, 341 F. Supp. 465, 477 (E.D. Tenn. 1972), reversed on other grounds, 420 U.S. 546 (1975). Town Council believes that prohibiting physical contact between performers and patrons at a sexually oriented business establishment is a reasonable and effective means of addressing these legitimate governmental interests.

4. Licensing is a legitimate and reasonable means of accountability to ensure that operators of sexually oriented businesses comply with reasonable regulations, to facilitate the enforcement of legitimate location and distancing requirements, and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation.
5. The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies performed in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which a sexually oriented business is located.
6. It is not the intent of this Chapter to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally-protected expression or expressive conduct by the enactment or enforcement of this Ordinance. Rather, it is the intent of Town Council to enact a "content neutral regulation" which addresses the secondary effects of sexually oriented businesses.

B. Terms, as they are used in this Section have the following meanings:

1. "Adult arcade" means any place to which the public is permitted or invited wherein coin-operated, slug-operated or electronically, electrically, or mechanically-controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to one or more persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."
2. "Adult bookstore," "Adult retail store" or "Adult video store" means a commercial establishment which excludes any person by virtue of age from all or part of the premises generally held opened to the public where products or equipment distinguished or characterized by a predominant emphasis or simulation of "specified sexual activities" or "specified anatomical areas" are sold, rented or displayed therein, (unless the business complies with the requirements of 2C herein) or which has, as one of its principal business purposes, the sale or rental for consideration, one or more of the following:
 - a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas."
 - b. Instruments, devices, paraphernalia or clothing which are designed for use in connection with "specified sexual activities," excluding condoms

and other birth control and disease prevention products. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental, the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

- c. "Adult bookstore," "Adult retail store" or "Adult video store" does not mean any establishment which displays, rents or sells sexually-explicit materials in an enclosed room equal to less than 10% of the business's total square footage, and which prohibits anyone under 18 years of age from entering the room.
 - d. "Principle business purpose," as used in this section, means that more than 25% of the "stock in trade" of the business is devoted to the display, rent or sale of items, products or equipment distinguished or characterized by a predominant emphasis on, or simulation of, "specified sexual activities" or "specified anatomical areas."
 - e. "Stock in trade" for purposes of this sub-section shall mean the greater of: (1) the retail dollar value of all items, products or equipment readily available for purchase, rental, viewing or use by patrons of the establishment, excluding material located in any storeroom or other portion of the premises not regularly open to patrons; or (2) the total volume of shelf space and display area.
3. "Adult cabaret" means a nightclub, bar, restaurant or similar commercial eating or drinking establishment, which regularly features:
 - a. Persons who appear in a state of nudity.
 - b. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
 - c. Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
 4. "Adult car wash" means a car wash where some or all of the employees are semi-nude or nude and/or where "specified sexual activities" occur or "specified anatomical areas" are exhibited.
 5. "Adult motel" means a hotel, motel or similar commercial establishment which:
 - a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" and which may have a sign visible from the public right-of-way which advertises the availability of this type of photographic reproductions, or

- b. Routinely offers a sleeping room for rent for a period of time that is less than eight hours, or
 - c. Routinely allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than eight hours, or
 - d. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two or more times in a period of time that is less than eight hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this section.
6. "Adult motion picture theater" means a commercial motion picture theater, one of whose primary business purpose is, for any form of consideration, to regularly show films, motion pictures, video cassettes, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
7. "Adult theater" means a commercial theater, concert hall, auditorium, or similar commercial establishment, one of whose primary business purpose is to regularly feature persons who appear in a state of nudity, or which features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
8. "Certificate of Nonconformity" means a certificate issued by the Town of Ravenel to any sexually oriented business which is operating at the time of the enactment of this Chapter, and is not in compliance with one or more of its provisions.
9. Dancer means an employee of a sexually oriented business who entertains patrons through expressive forms of dance and/or movement.
10. "Employee" means an individual working and performing services for any sexually oriented business, including any independent contractor who provides services on behalf of any sexually oriented business to the patrons of such business.
11. "Established" or "establishment," as used in this Chapter, means and includes any of the following:
- a. The opening or commencement of any sexually oriented business as a new business.
 - b. The conversion of an existing business, whether or not a sexually oriented business, to a sexually oriented business.
 - c. The addition of any sexually oriented business to any other existing sexually oriented business.
 - d. The relocation of any sexually oriented business.
12. "Health club," as used in this chapter, means a health club where some or all of the employees are nude or semi-nude, or in which "specified sexual activities" occur or "specified anatomical areas" are exhibited.
13. "Licensee" means a person in whose name a Sexually Oriented Business Regulatory License to operate a sexually oriented business has been issued, as

well as the individual listed as an applicant on the application for a Sexually Oriented Business Regulatory License.

14. "Live Entertainment," for purposes of this Chapter, means a person who appears nude, semi-nude, or a performance which is characterized by the exposure of "specified anatomical areas" or "specified sexual activities."
15. "Nude model studio" means any place where a person appears in a state of nudity or displays "specified anatomical areas" and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any other form of consideration, and such place is not subject to an exemption pursuant to Section 3.1.4.S. herein.
16. "Nude," "Nudity" or "state of nudity" means:
 - a. The appearance of a bare human buttock, anus, male genitals, or the areola or nipple of the female breast; or
 - b. A state of dress which fails to completely cover a human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.
17. "Operate" or "causes to be operated," as used in this Chapter, means to cause to function or to put or keep in operation.
18. "Operator" means any person on the premises of a sexually oriented business who is authorized to exercise overall operational control of the business, or who causes to function or who puts or keeps in operation the business. A person may be found to be operating or causing to be operated a sexually oriented business whether or not the person is an owner, part owner, or licensee of the business.
19. "Patron" means any person who pays a sexually oriented business any form of consideration for services provided to him or her by a sexually oriented business.
20. "Person" means an individual, proprietorship, partnership, corporation, association, or other legal entity.
21. "Semi-nude" or "semi-nudity" means a state of dress in which clothing covers no more than the genitals of a man, or the pubic region and areolae of the breasts of a woman.
22. "Sexually oriented business" includes an adult arcade, adult bookstore, adult retail store or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude motel studio, or any other business, such as a car wash or a health club, which offers, for consideration, materials or services characterized as depicting "specified sexual activities" or "specified anatomical areas," or whose employees perform services in a state of nudity or semi-nudity.
23. "Sexually Oriented Business Regulatory License" means a special annual operating license necessary for a sexually oriented business to do business in the Town of Ravenel. Such license is in addition to a Town of Ravenel Business License, and is issued by the Town of Ravenel.
24. "Specified anatomical areas" means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

25. "Specified sexual activities" means and includes any of the following:
 - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
 - c. Masturbation, actual or simulated.
 - d. Excretory functions as part of or in connection with any of the activities set forth above.
 26. "Substantial enlargement" of a sexually oriented business means the increase in floor areas occupied by the business by more than 25%, as the floor areas exist on the date the original Town of Ravenel Zoning Permit was obtained.
 27. "Transfer of ownership" or control of a sexually oriented business means and includes any of the following:
 - a. The sale, lease or sublease of the business.
 - b. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.
 - c. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
 28. "Viewing Room" means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, video cassette, video reproduction, or live production.
 29. "Zoning Permit" means a Town of Ravenel Zoning Permit.
- C. Zoning Permit requirement for Town of Ravenel Business License and Sexually-Oriented Business Regulatory License:
1. Every person engaged or intending to engage in a sexually oriented business is required to obtain a Sexually Oriented Business Regulatory License.
 2. A person commits a misdemeanor if he operates a sexually oriented business without a valid Zoning Permit and Business License and Sexually Oriented Business Regulatory License issued by the Town of Ravenel.
 3. An application for a Zoning Permit must be made on a form provided by the Town of Ravenel. The application must be accompanied by a site plan, sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.
 4. The applicant must be qualified according to the provisions of Section 3.1.4.D. and

the premises must be inspected and found to be in compliance with applicable State laws by the Health Department (DHEC) and the Charleston County Building Official.

5. If an entity wishing to operate a sexually oriented business is an individual, he must sign the application for a Sexually Oriented Business Regulatory License as applicant. If an entity wishing to operate a sexually oriented business is other than an individual, each individual who has a 10% or greater interest in the business must sign the application for a Sexually Oriented Business Regulatory License as an applicant. If a corporation is listed as owner of a sexually oriented business or as the entity wishing to operate such a business, each individual having a 10% or greater interest in the corporation must sign the application for a Sexually Oriented Business Regulatory License as applicant.
6. The fact that a person possesses other types of state or town permits and/or licenses does not exempt him from the requirement to obtain a Sexually Oriented Business Regulatory License.

D. Sexually-Oriented Business/Adult Business Regulatory License.

The Town of Ravenel shall approve the issuance of a Sexually Oriented Business Regulatory License to an applicant within 30 days after receipt of an application unless it finds one or more of the following to be true:

1. The applicant is under 18 years of age.
2. The applicant has failed to provide information reasonably necessary for issuance of Sexually Oriented Business Regulatory License or has falsely answered a question or request for information on the applicant form.
3. The premises to be used for the sexually oriented business have not been approved by the Health Department (DHEC) and the Charleston County Building Official as being in compliance with applicable laws and ordinances.
4. The applicant of the sexually oriented business is in violation of, or is not in compliance with, any one or more of the provisions of this Section of the Town of Ravenel Zoning Ordinance.
5. The Sexually Oriented Business Regulatory License, if granted, shall state on its face the name(s) of the person(s) to whom it is granted, the expiration date, and the address of the sexually oriented business. The Sexually Oriented Business Regulatory License shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

E. Inspection. An applicant or licensee shall permit representatives of the Town of Ravenel, Charleston County Building Inspection, Charleston County Sheriff's Department, Health Department (DHEC), LOCAL Fire Department, and/or Town of Ravenel Legal Department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.

1. The licensee (or his agent or employee) of a sexually oriented business commits a misdemeanor if he refuses such lawful inspection of the premises at any time it is occupied or open for business. Such refusal is also grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

F. Expiration. A regulatory license for a sexually oriented business shall expire at the end of

each fiscal year.

1. A Sexually Oriented Business Regulatory License must be renewed each year two weeks prior to the expiration date.
 2. If, after denying the issuance or renewal of a Sexually Oriented Business Regulatory License, the Town of Ravenel finds that the basis for denial of the License has been corrected or abated, the applicant may then be granted a Sexually Oriented Business Regulatory License.
- G. Suspension. The Town of Ravenel shall suspend a Sexually Oriented Business Regulatory License for a period not to exceed 30 days if it is determined that a licensee or an employee of a licensee:
1. Has violated or is not in compliance with any requirements of this Section.
 2. Has refused to allow an inspection of the sexually oriented business premises as authorized by this Section.
 3. Has knowingly permitted gambling by any person on the sexually oriented business premises.
- H. Revocation. The Town of Ravenel shall revoke a Sexually Oriented Business Regulatory License if it determines that:
1. A cause of suspension as found in Section 3.1.4.G. occurs and the Sexually Oriented Business Regulatory License has previously been suspended within the preceding 12 months.
 2. The licensee gave false or misleading information in the material submitted to the Town of Ravenel during the application process.
 3. The licensee or an employee knowingly operated the sexually oriented business during a period of time when the licensee's Sexually Oriented Business Regulatory License was suspended.
 4. A licensee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation or masturbation to occur in or on the permitted and/or licensed premises.
 5. If subsequent to revocation, the Town of Ravenel finds that the basis for the revocation of the Sexually Oriented Business Regulatory License has been corrected or abated, the applicant may be granted a Sexually Oriented Business Regulatory License.
- I. Appeal of designation, suspension or revocation. A sexually oriented business or a Licensee may appeal, in writing, the Town of Ravenel's designation of a business as a sexually oriented business, or the suspension or revocation of a Sexually Oriented Business Regulatory License to the Town of Ravenel Board of Zoning Appeals. Such appeal must be made within 10 days after the sexually oriented business or the Licensee receives written notice from the Town of Ravenel of a designation, suspension or revocation decision.
1. A Hearing will be scheduled and heard within three weeks of receipt of a written appeal.

2. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by the Board of Zoning Appeals shall comply. The Board of Zoning Appeals shall, by majority vote of the members present, render a written decision based upon findings of fact and the application of the provisions of this Chapter within three days of the Hearing. The decision of the Board of Zoning Appeals shall be final unless appealed to Circuit Court within ten days of receipt of the written Order.
- J. Transfer of license. A Licensee shall not transfer a Sexually Oriented Business Regulatory License to another sexually oriented business, nor shall a Licensee operate a sexually oriented business under the authority of a Sexually Oriented Business Regulatory License at any place other than the address designated in the application.
- K. Restrictions of location. A person commits a misdemeanor if he or she operated or causes to be operated a sexually oriented business outside of the zoning districts where the use is permitted.
1. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business within five-hundred (500) feet of:
 - a. A church.
 - b. A public or private school.
 - c. A residential structure existing at the time of application.
 - d. A public park.
 2. A person commits a misdemeanor if he causes or allows the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within 1,000 feet of another sexually oriented business.
 3. A person commits a misdemeanor if he causes or allows the operation, establishment, or maintenance of more than one sexually oriented business in the same building, structure or portion thereof, or the substantial enlargement of floor areas of any sexually oriented business in any building, structure or portion thereof containing another sexually oriented business.
 4. For the purpose of this Subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private school, or to the nearest boundary of any neighboring public park, residential district or residential lot.
 5. For purposes of Subsection 2. above, the distance between any two sexually oriented business shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.
- L. Adult Car Wash. Nude or semi-nude employees of adult car washes must not be able to be seen from any public right-of-way or adjoining parcels. Necessary fencing and/or buffers, as deemed appropriate by the Town of Ravenel, must be placed around the establishment in order to ensure that patrons can only view the employees once the patrons are inside the establishment.

- M. No fondling or caressing. It is a misdemeanor for any nude or semi-nude employee or dancer to fondle or caress any patron, and no patron shall fondle or caress any nude or semi-nude employee or dancer.
- N. The six-foot distance rule requires that:
1. No nude or semi-nude employee or nude or semi-nude dancer shall perform live entertainment within six feet of any patron, nor shall any patron experience live entertainment within six feet of any nude or semi-nude employee or nude or semi-nude dancer in a sexually oriented business. In the case of adult car washes, the six-foot distance rule necessitates that patrons get out of their vehicles, and stand at least six feet away from the nude or semi-nude employees.
 2. Sexually oriented businesses with live entertainment shall post in a conspicuous place a sign advising patrons that they must be at least six feet away from nude or semi-nude dancers at all times.
- O. Giving or accepting gratuities.
1. No patron shall personally pay or personally give a gratuity to any nude or semi-nude employee or any nude or semi-nude dancer in a sexually oriented business establishment. Gratuities can be placed in containers at a location away from the nude or semi-nude dancers or handed to clothed employees. As an alternative, employers could charge a cover charge and prohibit all gratuities.
 2. No nude or semi-nude dancer or nude or semi-nude employee of a sexually oriented business shall solicit or accept any pay or gratuity from a patron.
 3. Sexually oriented businesses with nude or semi-nude dancers or nude or semi-nude employees shall conspicuously post a sign that advises patrons that paying gratuities personally to nude or semi-nude dancers and nude or semi-nude employees is prohibited.
- P. Nonconformity of location of sexually oriented businesses.
1. Any sexually oriented business operating on the date this Section is adopted that is found to be in violation of any of the location provisions of Subsection K. above, shall be deemed a nonconforming use, and, upon written notification by the Town of Ravenel, must obtain a Certificate of Nonconformity from the Town of Ravenel. A certified nonconforming use will be permitted to continue to operate for a period not to exceed one year before being licensed.
 2. If the sexually oriented business does not, within six months of notification by the Town, obtain a Certificate of Nonconformity, then the business will be deemed in violation of this Ordinance, and will not be permitted to continue to operate six months past the date of enactment of this Section.
 3. No nonconforming use shall be increased, enlarged, extended or altered except that the use may be changed to a conforming use.
 4. If two or more sexually oriented businesses are within 1,000 feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at that particular location is the conforming use, and the later-established business is nonconforming.

5. Any sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use due to the subsequent location of a church, public or private elementary or secondary school, public park, residential structure, or a park within 500 feet of the sexually oriented business. This provision applies only to the renewal of a valid Sexually Oriented Business Regulatory License, and does not apply when an application for a Sexually Oriented Business Regulatory License is submitted after a Sexually Oriented Business Regulatory License has expired or has been revoked.
- Q. Adult motels prohibited. A person in control of a sleeping room in a hotel, motel, or similar commercial establishment, commits a misdemeanor if he or she rents or sub-rents a sleeping room to a person, and then, within eight hours from the time the room is rented, rents or sub-rents the same sleeping room again, as such creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section. For purposes of this Subsection, "rent" or "sub-rent" means the act of permitting a room to be occupied or any form of consideration.
- R. Additional regulations pertaining to the exhibition of sexually explicit films and videos, adult arcades and health clubs:
1. A person who operates or causes to be operated a sexually oriented business, as defined in this Section, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette or other video reproduction which depicts "specified sexual activities" or "specified anatomical areas," or which allows "specified sexual activities" to occur in a separate room in the establishment shall comply with the following requirements:
 - a. Upon application for a Sexually Oriented Business Regulatory License, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures, and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object, and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The Town of Ravenel may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
 - b. The application shall be sworn to be true and correct by the applicant.
 - c. No alteration in the configuration or location of a manager's station may be made without the prior approval of the Town of Ravenel or its designee.
 - d. It is the duty of the owners and operator of the premises to ensure that at least one employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
 - e. The interior of the premises shall be configured in such a manner that

there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.

- f. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the view area specified in Subsection e. remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted in the application filed pursuant to Subsection a. above.
- g. No viewing room, nor any room or enclosed area in a health club that cannot be viewed from the manager's station, may be occupied by more than one person at any time.
- h. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one candle foot as measured at the floor level.
- i. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the illumination described above, is maintained at all times that any patron is present in the premises.
- j. A person having a duty under this section commits a misdemeanor if he knowingly fails to fulfill that duty.

S. Exemptions. It is a defense to prosecution under this Section that a person appearing in a state of nudity did so in a modeling class operated:

- 1. By a proprietary school, licensed by the state of South Carolina; a college, junior college, or university supported entirely or partly by taxation.
- 2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
- 3. In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing.
 - b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.
 - c. Where no more than one nude model is on the premises at any one time.

- T. Injunction. A person who operates or causes to be operated a sexually oriented business without a valid Sexually Oriented Business Regulatory License or in violation of this Ordinance is subject to a suit for injunctive relief as well as prosecution for criminal violations. Such violations shall be punishable by a fine of \$500.00 or thirty (30) days imprisonment.
- U. Severability. A determination that any portion of this Ordinance is invalid or unenforceable shall not affect the remaining portions.

Section 3.1.5 Bed and Breakfast/Tourist Homes

- A. Council Approval Criteria: The Bed and Breakfast shall be operated by the record owner of the subject property who is also a resident or shall have a manager/innkeeper permanently residing on the premises and shall meet the following criteria:
 1. No more than five (5) bed and breakfast units may be operated at the subject property for the provision of sleeping accommodations for transient occupancy.
 2. At least one (1) parking space must be provided on the property for each unit in the bed and breakfast use, in addition to at least two parking spaces required for the property owner. The parking area for the Bed and Breakfast uses located in an agricultural or residential zoning district shall be screened from view by evergreen planted material that will provide opaque screening at the time of maturity.
 3. The use must contain no signage advertising the bed and breakfast units other than one two-square foot (per side) sign allowed, set, at a minimum, ten (10) feet from the road rights-of-way.
 4. The use must be located on a property which is in compliance with the required minimum lot area and required setbacks for existing uses.
 5. The use must be subordinate and incidental to the principal residential use of the property and not create the need for extensive exterior alterations to any buildings that would alter the single family residential nature of the primary use.
 6. Completion of application form.
 7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

Section 3.1.6 Container Storage Facilities

- A. Council Approval Criteria: Facilities for or including container storage (whether temporary or permanent) shall be subject to the following standards:
 1. Container storage facilities can be approved only for Light-Industrial zoned property of ten (10) acres or more and must be part of a trucking terminal operation.
 2. The facility's location and the proposed use, permitted uses and actual uses of the property will not substantially injure the actual or permitted uses of neighboring or nearby properties;
 3. Uses are separated from any adjoining uses or public or private rights-of-way,

excluding points of ingress or egress, by way of either:

- a. A suitably landscaped earthen berm sufficient in height to screen the facility from nearby properties and in no event less than eight (8) feet in height above finished grade; or
 - b. A solid, concrete brick or masonry wall of not less than ten (10) feet in height above finished grade which will be completely screened from view from public rights-of-way by means of a vegetative buffer.
4. Container stacking shall be limited to a maximum of two containers high and may be approved, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, contain a site plan showing location of all abutting streets and sidewalks, adjoining properties and uses, and the proposed stacking schedule. The plan shall include a perimeter buffer of not less than fifty (50) feet from the nearest property lines and rights-of-way.
- a. Developer must provide an engineer's report that the proposed storage and stacking of containers will meet OCRM approved land management practices and FEMA hurricane wind zone requirements and verify structural stability in high winds.
 - b. Developer must provide verification from the St. Paul's Fire Department that adequate protection is available at the proposed configuration of stacking.

Section 3.1.7 Contractor, Construction Office.

- A. Staff Approval Criteria: Contractor and construction offices may be established in a Neighborhood Commercial District upon application and providing that the use meets the following criteria:
1. There can be no outside storage of materials and equipment.
 2. Nearby residential uses shall not be impacted by noise, fumes, and dust of heavy truck traffic.
 1. All related requirements of this ordinance including signage, parking, buffering, etc. must be met.

Section 3.1.8 Day Care Center.

- A. Council Approval Criteria: Family day care facilities may be established in residential and commercial districts upon application and provision of the following requirements:
1. Proof of application for the facility's registration with the Department of Social Services is submitted.
 2. Adequate play areas are provided and hours of outdoor play are limited to between the hours of 8 a.m. and 6 p.m.
 3. The day care is an accessory use of a residence occupied by the owner of the facility unless in a commercial district whereas it may be the principal use.
 4. The proposed outdoor lighting of the facility does not unduly impact nearby residential properties.

5. There are no signs identifying the day care except for one (1) two (2) square foot (per side) identification sign.
6. A notice of the proposed use is posted on the property for a ten-day notification period and no objection is expressed. If, however, prior to the expiration of the ten day posting period, a petition opposing the use is filed with the Town and signed by a majority of the property owners within 200 feet of any lot line of the property then the matter shall be referred to the Board of Zoning Appeals.
7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

Section 3.1.9 Detached Single Family Dwellings in a Non-Residential District.

- A. An exclusively Owner Occupied detached single-family dwelling in a non-residentially zoned district may be approved as a Conditional Use as indicated in the Zoning Ordinance Use Matrix found in Appendix B, subject to the following conditions:
 1. The lot must be at least 1 acre in size.
 2. Separate water and septic or sewer service, approved by DHEC, is required for the residential use and the non-residential use or uses. Separate electrical service may be required.
 3. The residential use shall meet the lot density and setbacks as required for property zoned as Residential Two (R-2). Additionally, the residential use must:
 - a. Meet all other requirements of the Zoning Ordinance and Town Code; and
 - b. Not be expanded or increased in use, area, or intensification of either the primary structure nor any accessory buildings.
 4. The non-residential use shall meet all requirements of the underlying zoning district. Additionally, the non-residential use must:
 - a. Provide a 15' planted buffer area between the residential and non-residential uses; and
 - b. Provide an opaque fence of at least 6' in height to screen the non-residential activities from view of any right-of-way; and
 - c. Meet all other requirements of the Zoning Ordinance and Town Code; and
 - d. Not be expanded or increased in use, area, or intensification unless the residential use is removed from the property.
- B. A detached single-family dwelling to be occupied only by an owner or property caretaker in a non-residentially zoned district may be approved as a Conditional Use as indicated in the Zoning Ordinance Use Matrix found in Appendix B, subject to the following conditions:
 1. The lot must be at least 5 acres in size.
 2. Separate water and septic or sewer service, approved by DHEC, is required for the residential use and the non-residential use or uses. Separate electrical service may be required.
 3. The residential use shall meet the lot density as required for property zoned as Residential One (R-1). Additionally, the residential use must:
 - a. Be set back a minimum of 100' from all rights-or-way and 50' from all property lines; and
 - b. Meet all other requirements of the Zoning Ordinance and Town Code; and
 - c. Not be expanded or increased in use, area, or intensification of either the primary structure, nor any accessory buildings.

4. The non-residential use shall meet all requirements of the underlying zoning district. Additionally, the non-residential use must:
 - a. Provide a 15' planted buffer area between the residential and non-residential uses; and
 - b. Meet all other requirements of the Zoning Ordinance and Town Code; and
 - c. Not be expanded or increased in use, area, or intensification unless the residential use is removed from the property.

Section 3.1.10 Drinking (of Alcoholic Beverages) Places, including bar or lounge, taverns, cocktail lounges, members exclusive clubs, whether public or private

A. Council Approval Criteria: Establishments licensed for the selling and on-site consumption of alcoholic beverages are permitted to be located in Light Industrial (LI) and General Industrial (GI) districts as a Conditional Use, provided the following conditions are met:

1. All of the provisions and requirements of the general law of the State in regard to alcoholic beverages, beer and wine as contained in S.C. Code 1976, Title 61, et seq and amendments thereto insofar as such provisions have application within the town are adopted and made part of this chapter and a valid State Alcohol Beverage Commission license authorizing the applicant to sell beer, wine or other alcoholic beverages must be obtained.
2. The place of business shall not be within one thousand (1000) feet of any church, school or playground or within five hundred (500) feet of an existing bar as measured from the nearest property line of any existing church, school, playground or bar, to the nearest property line of the proposed bar.
3. The operation of such establishments shall not disturb the tranquility of residential areas or other areas within close proximity or otherwise interfere with the reasonable use and enjoyment of neighboring property by reason of violence, excessive noise, traffic and litter. Noise shall not be audible from outside the building in which such establishment is located.
4. Operators of such establishments shall not allow loitering or congregations of individuals outside the building or in the parking lot and shall keep all entrance and exit doors closed at all times excepts when patrons, employees or other persons are entering or exiting the establishment.
5. All related requirements in this ordinance including landscaping, parking, signage, buffering, etc. must be met.

Section 3.1.11 Eating places

A. Council Approval Criteria: Restaurants and eating places are allowed within a Neighborhood Commercial district provided the following conditions are met:

1. The sale of alcoholic beverages is incidental to the food service only.
2. Parking shall be provided so access to property is not on a residential street so as not to interfere with neighboring residential traffic.
3. Hours of operation are restricted to between the hours of 7 a.m. and 11 p.m.

4. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

Section 3.1.12 Farm Labor Housing.

- A. Residential accommodations for farm laborers may be located in agriculturally zoned districts pending Council's review and the following criteria are met:
 1. The minimum lot area for farm labor housing shall be five acres.
 2. Such use shall be setback a minimum of 100 feet from road rights-of-way and all property lines.
 3. A minimum 50-foot planted buffer shall be maintained along the sides and rear property lines.
 4. Farm labor housing shall be used on a seasonal basis only and not serve as year-round housing.
 5. All related requirements in this ordinances including parking, signage, buffering, etc. must be met.

Section 3.1.13 Food, Grocery Stores.

- A. Council approval criteria: Food or grocery stores are allowed within a Neighborhood Commercial district providing the following requirements are met:
 1. The place of business shall be no larger than five thousand (5,000) square feet.
 2. Adequate parking and loading spaces must be provided on site.
 3. Lighting from the parking lot shall be directed onto the site and away from adjoining residential property.
 4. Hours of operation shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.
 5. All related requirements in this ordinance including signage, parking, buffering, etc. must be met.

Section 3.1.14 Gasoline service stations.

- A. Council approval criteria: Gasoline service stations are allowed as a Conditional Use in a Neighborhood Commercial district if the following requirements are met:
 1. Buildings or equipment shall not be within 50 feet of any residential zone district or within one hundred (100) feet of any existing school or church.
 2. Entrances and/or exits shall be onto public roadway and will not be in excess of forty (40) feet wide.
 3. Lighting from the parking lot shall be directed onto the site and away from adjoining residential property.
 4. Hours of operation shall be limited to between hours of 7:00 a.m. and 11:00 p.m.

5. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

Section 3.1.16 Manufacturing, Light. Computers or electronic products and equipment, fabric and materials production, food processing and production of glass goods.

- A. Council approval criteria: Allowed in zoning district subject to conditions (C);
- B. No more than five employees on any one shift of operations;
- C. Hours of operation shall be restricted to the hours between 7:00 a.m. to 11:00 p.m.
- D. In GB zoning district, maximum floor area of facility shall be limited to no more than 5,000 (five thousand) square feet.
- E. All other applicable requirements of the Zoning Ordinance shall be met.

Section 3.1.17 Mobile Home Park. See Section 2.6.7.

Section 3.1.18 Recreation Vehicle Park.

- A. A Recreational Vehicle Park may be located as a Conditional Use provided a site plan is submitted for Town Council's review showing the layout and planned improvements and the following requirements are met:
1. The site must have direct access to an approved public road.
 2. The motor home vehicles located at the site shall be fully licensed and ready for highway use or be anchored as per mobile home elevation and anchoring regulations.
 3. The motor home vehicles shall be limited to a maximum stay of six months on site.
 4. Appropriate waste system provided as approved by DHEC.
 5. All related requirements in this ordinance including parking, signage, solid waste removal, buffering, etc. must be met.

Section 3.1.19 Resource Extraction

- A. All requests for resource extraction shall complete the Site Plan review process before Council after consideration for a Special Exception is granted by the Board of Zoning Appeals. Application shall include:
1. A written statement of intent.
 2. Proof of application to the South Carolina Department of Health and Environmental Control made within six months of application to the town.
 3. Plat and proof of ownership of property to be used for mining.
- B. Along with criteria for Special Exception approval, the Board of Zoning Appeal shall consider:

1. Safe property access that does not impact nearby residential areas.
2. Screening of excavation area and protection of nearby residential uses from dust, noises, etc.
3. Drainage plan for property before and after resource extraction.
4. Plan for restoration and/or use of property after excavation is completed.

Section 3.1.20 Salvage or Junk Services or Yards.

- A. Council approval criteria. Properties proposed for salvage or junk services require review and approval in accordance with the Special Exceptions as specified under Section 3.2 and shall meet the following criteria:
 1. Yards used for the sale, rental and/or storage of new, used or salvaged materials shall be enclosed with a minimum six (6) foot high opaque fence or masonry wall.
 2. No burning of materials or products shall be conducted on the premises except by means of approval by the St. Paul's Fire Chief.
 3. All related requirements in this ordinance including parking, signage, buffering etc. must be met.

Section 3.1.21 Telecommunication Towers.

- A. Definitions.
 1. Communications tower as used in this ordinance shall mean a tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed or on a building.
 2. Telecommunications as defined in the federal Telecommunications Act of 1996, means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
 3. Antenna means a device, dish or array used to transmit or receive telecommunication signals.
 4. Height (of a communication tower) is the distance from the base of the tower to the top of the structure.
- B. Communications tower and antenna permitted as conditional use. A communications tower and/or antenna may be permitted by Ravenel Mayor/Town Council without further review upon determination that all of the applicable conditions in this ordinance are met.
- C. District in which Communication Towers/Antenna are permitted; Light Industrial (LI) Communication towers shall be approved within the LI district subject to a finding that a tower satisfies the staff approval or by the Zoning Board of Appeals as an exception subject to a finding that the tower satisfies the special exception criteria listed below.

Towers which are no longer used for communication purposes must be dismantled and removed within 120 days of the date the tower is taken out of service.

1. Staff Approval Criteria. Staff may approve the construction of a communication tower upon a finding that each of the following criteria are met:
 - a. The height of the proposed tower must not exceed 200 feet; and
 - b. The tower must be located no closer to residential or conservation zoned property than a distance equal to one-half the heights of the proposed tower, if said property is intended to remain zoned as residential or conservation under the adopted land use plan for that area; and
 - c. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching into adjoining properties (the fall zone shall be determined by an engineer certified in the State of South Carolina in a letter which includes the engineers signature and seal); and
 - d. The proposed tower must not be visible from property listed in the National Register of Historic Places, or from a road or river which has been officially designated as a scenic road or river. The line of site to determine whether a proposed tower will be visible from a certain location, will be from approximately six feet above grade, or the river level at high tide, at that location; and
 - e. The proposed tower and associated improvements meet applicable zoning district and setback requirements, and applicable landscaping and tree protection measures requirements; and
 - f. The applicant has attempted to collocate on existing communication towers, building, or other structures and the applicant is willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user; and
 - g. The proposed tower is only illuminated as required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agencies. Night time strobe lighting shall not be incorporated unless required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agency; and
 - h. The color of the proposed tower is appropriate to blend in with its surroundings; and
 - i. The proposed tower and associated structures are appropriately secured by means of walls, fences or other devices; and
 - j. The proposed tower does not include signage of any nature on any portion of the tower.
2. Zoning Board of Appeals approval criteria. The Zoning Board of Appeals may approve construction of a communication tower as exception upon a finding that each of the following criteria are met:

- a. The height of the proposed tower must not exceed 250 feet; and
 - b. In addition to satisfying staff approval criteria used above as c, e, f, g, h, i, j, the Board must find that the design, location and height of the proposed tower will not substantially impact (1) the aesthetic and residential character of adjoining areas zoned residential or conservation and intended to remain as such under adopted land use plans; and (2) the character of property listed in the National Register of Historic Places, or roads and rivers which have been officially designated as scenic roads or rivers.
3. Application for staff or Board approval shall include the following information: The applicant for a conditional use permit for construction of a communications tower or placement of a commercial telecommunications antenna on an existing structure other than a tower previously permitted must file with the Clerk Administrator as application accompanied by a fee of \$275.00 and the following documents, if applicable:
- a. A scaled site plan showing the location of the tower(s), guy anchors (if any), building and other structures or improvements, parking, driveways and fences, proposed screening and all protected and grand trees affected by the proposed improvements. Adjacent land use shall also be noted on the site plan.
 - b. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on the elevation drawing.
4. Documentation indicating that collocation on existing towers or buildings in the vicinity of the proposed tower was attempted by the applicant but found to be unfeasible, with reasons noted.
6. Other information as requested by staff or the Board to allow adequate review of approval criteria, including photographs with the tower superimposed to assess visual impact.
7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

~~**Section 3.1.22 Towing Services, No Vehicle Storage.**~~

- ~~A. Council approval criteria: Allowed in zoning district subject to conditions (C);~~
- ~~B. No more than two (2) towing vehicles on premises at any given time.~~
- ~~B. Temporary overnight holding of vehicles;~~
- ~~C. All other applicable requirements of Zoning Ordinance must be met.~~

~~**Section 3.1.23 Towing Services, Vehicle Storage Allowed.**~~

- ~~A. Council approval criteria: Allowed in zoning district subject to conditions (C);~~
- ~~B. Use shall be separated from any adjoining uses or rights-of-way excluding points of ingress and egress by way of a solid concrete, brick or masonry wall or wooden fence of not less than six (6) feet in height above finished grade or by a berm of no less than six (6) feet in~~

~~height and landscaped subject to requirements under Section 4.2.3. Planting Standards;~~

- ~~C. Vehicle storage area shall be set back from road rights-of-way a minimum distance of 100';~~
- ~~D. Lighting shall be so directed upon the property so as not to reflect onto adjacent properties.~~
- ~~E. All other applicable requirements of the Zoning Ordinance must be met.~~

~~**Section 3.1.24 Turkey Shoots.**~~

- ~~A. Council approval criteria: Turkey shoots are allowed to be conducted by a non-profit, charitable organization within Agricultural Residential, General Business, General Industrial, and Light Industrial Districts provided the following conditions are met:
 - ~~1. Minimum lot size for conducting a turkey shoot business shall be 10 acres with adequate buffering from nearby uses.~~
 - ~~2. Total time of operation shall be limited to 60 days during a one-year period; this time period shall begin the first date that such use is established and ready to operate.~~
 - ~~3. Adequate off-street parking shall be provided. Sharing of parking with existing businesses shall be allowed if hours of operation do not overlap.~~
 - ~~4. No sale of food or beverages nor consumption of alcoholic beverages shall be allowed.~~
 - ~~5. Other conditions as specified by Council.~~~~

~~**Section 3.1.25 Veterinary Services or Pet Care Clinic**~~

- ~~A. Staff approval criteria: Veterinary service offices or pet care clinic are allowed as a Conditional Use provided the clinic meets the following criteria:
 - ~~1. The clinic will provide for animals no larger than a dog with medical care on premises and overnight lodging only for animals under treatment.~~
 - ~~2. Structures or equipment will not be located within 100 feet of any residential zone district or existing residence, school, church or health care facility.~~
 - ~~3. Animal will be contained within the principal building which shall be so constructed with appropriate soundproofing and ventilation to prevent objectionable odors and sound from being emitted.~~
 - ~~4. No cremation of animals will occur on the property.~~
 - ~~5. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.~~~~

~~**Section 3.2 Special Exceptions**~~

- ~~A. Applications for Special Exceptions shall be filed with the Town on a Board of Appeals Application form and all information submitted as required.~~

1. Public Hearing Notice. The application for a Special Exception shall be presented to the Board of Zoning Appeals at a scheduled Public Hearing. Notice of the Public Hearing shall be provided in a local newspaper 15 days prior to the meeting date. The subject property shall be posted and notices of the meeting date shall be mailed to property owners within 300 feet of the subject property.
- B. The Board of Zoning Appeals shall hold a Public Hearing on the proposed Special Exception and shall act to approve, approve with conditions or deny the proposed Special Exception based on the following approval criteria:
1. The use will not endanger the public health, safety, and general welfare or be hazardous to surrounding uses due to noise, dust, glare, odor, fumes, smoke, traffic congestion or water pollution, if allowed to locate where proposed; and
 2. Adequate provision is made for compliance with all applicable standards of this Ordinance, including setbacks, fences, parking, landscaping, buffering to protect adjacent properties and use conditions of the district in which it is to be located, and with the Town of Ravenel Comprehensive Land Use Plan, as approved; and
 3. The proposed use is consistent with the character of the underlying district to the extent that such use will not adversely affect the property values or general character or the nearby area and will contribute to the convenience of the immediate community and public; and
 4. The proposed use will have adequate water and waste water supply, stormwater facilities, waste disposal and other public services; and
 5. The proposed use will be developed in a way that will preserve and incorporate any important natural features that are part of the site.
 6. In approving a Special Exception, the Board may attach such reasonable conditions as it may consider necessary to meet the intent of the Ordinance.
- C. Notice of Findings
1. The decision of the Board of Zoning Appeal shall be accompanied by specific findings of fact, clearly stating the reasons for the decision.
 2. Within ten days of the final decision by the Board of Zoning Appeals, copies of the decision shall be sent to the applicant and shall be filed at Town Hall where it shall be available for public inspection during regular office hours.
 3. Appeals
 - a. Appeals to the decision of the Board of Zoning Appeals may be made by any person with a substantial interest in the decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition fully setting forth how such decision is contrary to law. Such appeals shall be filed in accordance with Appendix E.
 4. Lapse of Approval. An approved Special Exception shall lapse one (1) year from the date of approval by the Board unless a zoning permit is obtained.

Section 3.3 Accessory Uses and Structures

- A. Permitted accessory uses and structures are uses and structures that are customarily considered as being appropriate and in connection with the allowed principal use of the lot, but they are subordinate or incidental to the allowed principal use. Permitted accessory uses and structures may require a Zoning Permit.
- B. The Planning and Zoning Administrator will determine if an accessory use and/or structure is “necessarily and customarily associated with, appropriate to, and incidental and subordinate” to the allowed principal use. The Planning and Zoning Administrator will consider ALL accessory buildings upon a zoning lot and will review other elements such as visibility and the scale of the property in relation to the accessory use or structure. This decision may be appealed to the Board of Zoning Appeals.
- C. Accessory uses and structures shall be allowed in zoning districts as indicated in Appendix B and must comply with all applicable requirements of the Ravenel Zoning Ordinance.
- D. An accessory use or structure cannot exist without a principal use or structure unless as indicated below.
- E. Examples of accessory uses and structures and additional criteria are indicated in the following sections.

Section 3.3.1 Allowed Accessories to Residential Property

- A. An accessory structure can be used without a principal building on a residential property provided that:
 - i. The accessory structure is being used to aid in the construction of a principal structure that is fully permitted with a Zoning Permit and a Building Permit.
 - ii. If the Zoning Permit for the principal building expires, the accessory structure being used to aid in the construction of the principal structure must be removed.
 - iii. An accessory structure cannot be used as a temporary dwelling unit, but may be used to secure tools, materials, and equipment.
 - iv. OR, the accessory structure is demonstrated to be used as a barn or other farm-related structure, where permitted by Appendix B and shown to comply with all applicable requirements of the Ravenel Zoning Ordinance.
- B. Vehicle storage buildings, sheds, home workshops, or residential building or maintenance equipment storage units;
- C. Private swimming pools, bath houses, sport courts, playhouses, and other private recreational facilities for residents of the principal dwelling;
- D. Accessory garage apartments, where permitted by Appendix B;
- E. Accessory dwelling units for guests, owners, employees, or caretakers, where permitted by Appendix B, in compliance with all applicable Ravenel Zoning Code requirements, and on lots of 5 acres or more and with separate septic/water facilities;
- F. Shipping containers and tractor trailers are prohibited as permanent storage buildings in all residential districts. They may be approved as temporary storage with an approved Zoning Permit.
- G. Gate houses and guard houses for private roads;

- H. Satellite dishes, radio and television receiving antennas, and solar collectors;
- I. Accessory home occupations. A home occupation may be established in a dwelling unit, as an accessory to the principal residential use provided the proposed use meets the criteria listed for the home occupation. A home occupation shall be defined as any commercial use conducted within a dwelling by the resident of record. The method or amount of compensation for the commercial activity is irrelevant. This may include a hobby or seasonal activity.

A home occupation may not constitute a nuisance or adversely affect the use and development of adjoining properties and must comply with all requirements of the Ravenel Town and Zoning codes and other state and local laws.

Home occupations may include: lawn care service, accounting, business administration services, data or computer processing, cleaning service, mail order processing, newspaper delivery, painting, interior design or personal services such as music instruction, dancing, or crafts.

A home occupation does not include such occupations as building contractor, landscape services, motor vehicle repair, beauty parlor, boarding homes, animal kennels, veterinarian or other medical offices. A home occupation does not include any business activity that requires employees or contractors to meet to travel to jobs, storage of additional vehicles or equipment, sales rooms or customer traffic, or additional storage for products outside of the home.

If a business that is not considered a home occupation has elements of its business, such as accounting or administration, those elements may be allowed as a home occupation provided there are no employees, vehicles, customers, or equipment visible from outside the home and all other requirements of this section are met.

- 1. Applications for a Home Occupation Use shall be made on a form available at Town Hall and will be approved by Town Staff if the following conditions are met:
 - a. The home occupation must be incidental to the principal residential use of the property and shall not change the residential character.
 - b. The home occupation use shall not occupy more than twenty-five (25) percent of the existing principal building.
 - c. No accessory building or outside storage shall be used in connection with the home occupation.
 - d. No article, product or service sold in connection with such activity shall be other than those produced on the premises.
 - e. No electrical or mechanical equipment, including vehicles or trailers, that is not normally part of usual and customary the household equipment or residential vehicles, shall be permitted, nor can the proposed use create disturbing or offensive noise, vibration, smoke, dust, or hazardous fumes or generate traffic.
 - f. There shall be no visible evidence of the home occupation from outside the dwelling unit except for a sign with a maximum two (2) square foot per sign face shall be permitted.

- g. Such occupation shall be carried on by a resident of the household, with no other employees, except for members of the family living on the premises.
- 2. Upon review and approval of the home occupation, an applicant may apply for a Zoning Permit and Business License with the Town of Ravenel. Any conditions for the home occupation will be noted on the Permit and License.
- 3. Home Occupation approval shall be revoked upon a finding that any home occupation established under this section fails at any time to meet the requirements prescribed herein or the conditions noted on the Permit or License.
- 4. Decisions to revoke a Home Occupation approval and related permits are made by the Planning and Zoning Administrator and may be appealed to the Board of Zoning Appeals as indicated in Section 1.15 of this Zoning Ordinance.
- J. Electric meters in residential districts. A second and separate electric meter may be permitted under the following conditions:
 - a. A separate electrical meter shall be allowed for a permitted and detached accessory dwelling unit. A separate electrical meter is not allowed for attached dwelling units.
 - h. In residential zoning districts, a separate electric meter of up to 60 amperes shall be allowed for accessory nonresidential structures if such structure is located more than 100 feet from the electric meter used by the principal structure.
 - c. In Agriculture Residential (AR) district, a separate electric meter of up to 100 amperes shall be allowed for accessory nonresidential structures if such structures are located more than 100 feet from the electric meter used by the principal structure. The Zoning Administrator shall be authorized to approve electric meters of up to 200 amperes when deemed necessary to accommodate agriculture-related equipment that requires more than 100 amperes.

Section 3.3.2 Allowed Accessories to Commercial or Industrial Facilities

- A. Dwelling units for owners or property caretaker personnel as provided under Section 3.1.9;
- B. Off-street parking, loading or storage area for customer, client or employee-owned vehicle;
- C. Accessory uses and structures, completely enclosed buildings for storage of supplies, stock or merchandise, as approved during commercial site plan review;
- D. Shipping containers and tractor trailers may be used as storage structures in non-residential districts with approved site plan review and zoning approval;
- E. Gates and Guardhouses;
- F. Radio and television antenna, satellite dishes and solar collectors;
- G. Gasoline or fuel oil pump and storage tank, provided not more than 500 gallons of gasoline be stored above ground, nor storage of petroleum products in excess of 40,000 gallons per site.

Section 3.3.3 Allowed Accessories to Church Buildings

- A. Religious education buildings;
- B. Parsonage, parsonage or parish house, together with any use accessory to a dwelling as listed in Section 3.3.1;
- C. Off-street parking area for the use of church members and visitors;
- D. Completely enclosed building for storage of supplies, stock or merchandise.

Section 3.3.4 Accessory Placement and Other Regulations

- A. Accessory buildings shall be erected on the rear two-thirds of the lot or behind the principal structure, except in the case of carports which can be erected in the required front yard setback;
- B. Accessory buildings may occupy the required rear yard provided they are not placed within 6 feet of the rear or side property lines;
- C. Accessory buildings can be placed no closer than 15 feet to the principal dwelling unit on the lot or the adjoining lot;
- D. Accessory buildings shall have a building footprint no greater than one-thousand, two hundred (1,200) square feet and shall be no taller than twenty-four (24) feet in height;
- E. A barn or farm-related building must be used for farm equipment, animals, supplies, or feed only and may exceed the size and height limitation indicated in Section 3.3.4 D. if located on agriculturally-zoned property;
- F. An accessory structure attached to the principal structure shall share a common wall therewith and shall comply with all requirements of the principal dwelling.

Section 3.4 Temporary Uses

Temporary Uses are allowed on a provisional, short-term basis and must be discontinued within a set limit of time. Consideration for extension of time shall be through appeal to Council.

- A. Temporary Sales. The Zoning Administrator shall be authorized to issue temporary permits for the sale of Christmas trees, fireworks, and other items that are seasonal and temporary in nature. The permit time frame shall not exceed a time period of 60 days.
- B. Temporary public assembly uses and parking for special events as approved by Council. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity and if the proposed public assembly meets the requirements of Chapter 72 of the Town Code.
- C. Yard sales. No more than four yard sales shall be permitted per lot, per year. No business license is required for a yard sale.
- D. Road side vegetable stands, seasonal farm produce stands selling sweet grass baskets, indigenous produce and related products shall be allowed. A peddler's license must be purchased.

TOWN OF RAVENEL

1st Reading: 11/30/2021
2nd Reading: 12/14/2021

Introduced by: Robert Cochran
Date: 11/30/21

ORDINANCE 22-21

AN ORDINANCE FOR THE TOWN COUNCIL OF RAVENEL TO ADD SECTION 3.1.26 (BEVERAGE MANUFACTURING) AND AMEND APPENDIX B OF THE TOWN OF RAVENEL ZONING ORDINANCE

WHEREAS, the Town of Ravenel Planning and Zoning Commission, in accord with the South Carolina Local Government Comprehensive Planning Enabling Act, conducted a ten-year update of the Town of Ravenel Comprehensive Plan to meet changing conditions and prepared the 2020 Town of Ravenel Comprehensive Plan, hereinafter referred to as “the Comprehensive Plan”, to provide a coordinated and comprehensive plan of long-term goals, objectives, and priorities that will guide the future development of Ravenel; and

WHEREAS, the Town of Ravenel Town Council adopted the new Comprehensive Plan on May 26, 2020; and

WHEREAS, among other things, the Comprehensive Plan recommends rewrites and updates of several sections of the Town’s Zoning Ordinance;

NOW BE IT THEREFORE ORDAINED that the Town of Ravenel’s Zoning Ordinance be amended and confirmed as follows:

Section 3.1.26 Beverage Manufacturing:

- A. This use must be found to not materially endanger the public health, safety, or general welfare or be hazardous to surrounding property and uses in any way; and,
- B. This use must be found to be harmonious with the Town of Ravenel Comprehensive Plan; and be consistent with the general character of the underlying zoning district; and,
- C. This use must meet all applicable Town of Ravenel Zoning Ordinance and Town Code standards, including, but not limited to, requirements regarding signage, screening, landscaping, parking and loading spaces; and,
- D. This use, when allowed in zoning districts as found in Appendix B as a Conditional Use or as a Special Exception Use, is subject to all of the following conditions:
 - i. The acreage of the site must be at least 3 acres.
 - ii. Site plan approval by Town staff.
 - iii. All trash containers must be screened from view from any adjacent property or right-of-way
 - iv. Any outdoor storage of equipment or supplies must be screened from view from any adjacent property or right-of-way.
 - v. Non-temporary storage containers are prohibited.

- vi. Semi-truck or tractor trailers are not allowed to be stored or parked on the lot overnight.
- vii. No more than 8,000 s.f. of production area is allowed. This does not include areas such as retail/customer area, building facilities, employee areas, warehousing, shipping, laboratory, or office areas.
- viii. An indoor retail/customer area of at least 1,500 s.f. must be included.
- ix. Any alcoholic beverage sales must be in full compliance with the State of South Carolina Alcoholic Beverage Act (ABC Act), including that the place of business cannot be within 300' of a church, school, or playground as measured by the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of such church, school, or playground.
- x. Any retail alcoholic beverage sales will also be confined as found in the ABC Act, to the hours of 9:00 am to 7:00 pm.
- xi. Any alcoholic beverage sales per drink will be limited to the hours of 11:00 am to 8:00 pm.

AND:

Appendix B: A "Beverage Manufacturing" entry is to be added under "Industrial Services" of Appendix B of the Town of Ravenel Zoning Ordinance that indicates as follows:

Beverage Manufacturing... "S" is added to the General Business (GB) district column, indicating it is a Special Exception Use Allowed in the GB district, "A" is added to the Light Industrial (LI) district column, indicating it is Allowed in the LI district, and "S" is added to the General Industrial (GI) district column, indicating it is a Special Exception Use in the GI district.

AND:

The word "Beverage" is to be removed from the entry under "Industrial Services" regarding "Manufacturing, Heavy" uses.

ADOPTED this 14th day of December, 2021, at Ravenel, South Carolina.

Ayes: 7

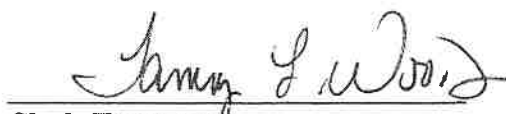
Nays: 0

Abstains: _____

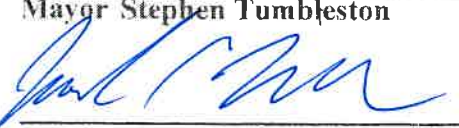
ATTEST:



Mayor Stephen Tumbleston



Clerk-Treasurer



Approval – Corporation Counsel

APPENDIX B

PERMITTED USES BY BASE ZONING DISTRICT

Permitted principle uses for each base zoning district shall be in accordance with the following Table of Permitted Uses. Symbols used in the Table are as follows:

1. A. Indicates that the use is allowed by right in the indicated district, subject to compliance with all other applicable regulations of this Ordinance.
2. S. Indicates that a use is allowed only if reviewed and approved in accordance with the Special Exception procedures listed in Chapter 3, subject to compliance with all other applicable regulations of this Ordinance.
3. C. Indicates that a use is allowed only if it satisfies the specific use conditions as listed in Chapter 3 and all other applicable regulations of this Ordinance.
4. . A blank cell indicates that the use is not allowed in the respective zoning district.

TABLE OF PERMITTED USES

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
AGRICULTURAL AND RELATED USES													
Agricultural Production, Hydroponics, Horticulture, Nursery or Greenhouse Operations	A										A	A	
Agricultural Sales or Services	A									A	A	A	
Animal aquaculture, Commercial fishing, Fish and Shellfish Farming	S										A	A	
Forestry, Commercial Timber Operations	A										A	A	
Horse Production Operations, Breeding Stables	A												
Kennels with inside/outside boarding	S										A	A	
Landscape and horticulture services	S									A	A	A	
Livestock and/or Dairy Farms	S									S	S	S	
Lumber mills, Planing, Sawmills, including chipping or mulching	S									S	A	A	
Stable, Boarding and Riding	A										A	A	
Veterinary Services	C									C	A	A	
RESIDENTIAL USES													
Single-Family Dwellings, Detached	A	A	A	A	A	A	A	A	C	C	C	C	A
Family Dwellings Duplex/Two-	A		A	A	A	A							A
Farm Labor Homes	C												
Group Care Homes	S	S		S		S							

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Group Residential, Fraternity or Sorority House	S					S							
Manufactured Home on Individual Lot	A	A		A		A		A					
Manufactured Home Park								C					
Multi-Family Dwellings						S	S						
Retirement Homes	S	S		S									
Civic, Public Administration, Social and Medical Offices													
Arboreta, Botanical Gardens and Zoological Exhibits	S									A	A	A	
Cemetery, Crematorium	S	S		S		S			S				S
Civic/Fraternal/Social Associations, including Youth Organizations, Sororities, Fraternities, Social Club or Lodge	S								A	A	A	A	
Colleges, Universities, Professional Schools, Vocational Schools	S								S	S	S	S	
Convention/Meeting Center, Visitors Bureau									S	S	S	S	
Community Recreation Center	S	S							S	S	S	S	
Convalescent Center	S	S							S	S			
Correctional Institutions											S		
Courts, Judicial									A	A	A	A	
Cultural Center									A	A	A	A	S
Day Care Center, Adult, Family	A	S							A	A			

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Day Care Center, Educational, Pre-school	C	C	C	C	C	C	C		C	C			
Elementary, Secondary Schools	S	S	S	S	S	S	S		S	S	S	S	
Funeral Services including Funeral Homes or Mortuaries									S	A		A	
Government Offices,/Facilities									A	A	A	A	
Hospitals										A	A	A	
Individual and Family Social Service									A	A	A	A	
Libraries, Archives	A								A	A	A	A	
Medical and Dental Offices, Laboratories, Outpatient Clinics									S	A	A	A	
Museum, Art Galleries, Nature Exhibits	S								A	A	A	A	S
Personal Improvement Schools, i.e. Driving Schools, Dance School									A	A		A	
Public Order and Safety, Police and Fire Protection Stations	A	A	A	A	A	A	A	A	A	A	A	A	A
Religious Assembly	S	S	S	S	S	S	S	S	A	A	S	A	S
Residential Treatment Facility									S	S	S	S	
U. S. Post Office	A	A	A	A	A	A	A	A	A	A	A	A	A
COMMUNICATION USES													
Cable/Other Pay Television Services										A	A	A	
Communication Services, including Radio or Television Broadcasting Studios, Film or Sound Recording Studios, Telecommunication Service Center or Telegraph Service Office									S	A	A	A	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Communication Transmitting Station										A	A	A	
Telecommunication Towers											C		
Telephone Facilities										A	A	A	
Utilities													
Electric or Gas Substation	S	S	S	S	S	S	S	S	A	A	A	A	S
Fuel Bottling and Distribution											A		
Maintenance Facilities for Utilities											A	A	
Recycling/Solid Waste Disposal											S		
Right-of-Way, Pipeline, Pressure Control Station											A	A	
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A
Sewerage Disposal Facilities	S	S	S	S	S	S	S	S	S	S	A	S	
Telephone Switching Facility	A	A	A	A	A	A	A	A	A	A	A	A	A
Waste Transfer/Collection Services											S		
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A
Water Storage Tank	S										A	A	
Water Treatment Plant											A		
TRANSPORTATION RELATED SERVICES													
Airports, Airstrips											A		
Courier Services										A	A	A	
Dry Stack Boat Storage											A	A	
Household Moving Company									A	A	A	A	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Marine Terminals, Boat Rental Services										A	A	A	
Motor Freight Terminals										S	A	A	
Parking Lots/Areas, Garages										A	A	A	
Railroad Stations, Switching Yards											A		
Taxi, Limo Service, Vehicle Rental or Leasing									A	A			
Towing Services, No Vehicle Storage										C	A	A	
Towing Services, with Vehicle Storage											C		
Transit Terminals with Garaging and/or Maintenance											A	A	
INDUSTRIAL SERVICES													
Concrete Products Manufacturing, Cement Processing											A	A	
Fabricated Metal Products											A	A	
Food and Related Products Packing										A	A	A	
Freight Container Storage Yards, excluding Fuel Storage Facilities											C		
Furniture, Cabinets, Fixtures or Related Products Manufacturing										S	A	A	
Industrial and Commercial Machinery and Transportation Equipment											A	A	
Iron Works Industries											A	A	
Manufacturing, Heavy, including Aircraft, Beverage, Cement, Concrete, Chemical, or Clay Products, Machinery, Tools, Toy or Construction Equipment											A	S	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Manufacturing, Light, including Computers or Electronic Products and Equipment, Fabric and Material Industry, Food Processing, Glass and Related Goods Production										C	A	A	
Meat Packing	S										A	A	
Motor Vehicles, Watercraft or Trailer Manufacturing, including Related Parts											A	A	
Paper and Allied Products											A	A	
Petroleum Refining and Related industries											A		
Printing and Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers, Printing Press										A	A	A	
Professional or Commercial Equipment or Supplies, Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items											A		
Pulp or Paper Mills											S		
Research and Development Laboratories	S										A	A	
Resource Extraction, Mining and Quarry	S										S	S	
Salvage and Junk Yards, including Auto Wrecking Yards, Parts or Paper Salvage, Wholesale Scrap, Waste Materials or Material Recovery Yards											C		
Sign Manufacturing										S	A	A	
Stone, Clay, Glass and Concrete Products											A	A	
Textile Mill Products											A	A	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Yard Art, Wood Products and Decoration Manufacturing											A	A	
WAREHOUSE AND FREIGHT MOVEMENT													
Cold Storage Plants											A	A	
Freight Container Storage Yards, excluding Fuel Storage Facilities											C		
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals or Packing and Crating Facilities											S	S	
Fuel Storage Facilities											A		
Household Moving and Storage											A	A	
Grain Terminals and Elevators	S										A	A	
Parcel Services										A	A	A	
Retail Store Warehouse											A	A	
Self-storage, Mini-warehousing										S	A	A	
Stockpiling of Sand, Gravel, etc.										S	A	A	
Vehicle Storage, including Bus Barns, RV Storage or Impound Yards											C	C	
Warehouse and Distribution Facilities											A	A	
Warehousing: Industrial											A	A	
Warehousing: Office										S	A	A	
Miscellaneous manufacturing-type industries that are not elsewhere classified											S	S	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Wholesale Trade													
Aircraft Wholesalers											A	A	
Apparel or Fabric Wholesalers											A	A	
Chemical and Allied Products Wholesalers											A		
Electrical Equipment, Appliances or Components Wholesalers										S	A	A	
Flowers, Nursery Stock Wholesalers	A									A	A	A	
Food or Related Products, Wholesalers										A	A	A	
Furniture, Cabinets or Related Products										C	A	A	
Petroleum Bulk Station and Terminals											A		
Professional or Commercial Equipment or Supplies Wholesalers											A	A	
Toy or Artwork Wholesalers												A	
Watercraft and Related Parts Wholesalers											A	A	
Wholesalers, including Construction Materials, Farm Supplies and Equipment, Leather Products, Metal, Mineral or Printed Materials										S	A	A	
Wholesalers, including Motor Vehicles - Commercial or Passenger, Trailers Wholesalers including Related Parts											A	A	
Other Miscellaneous Wholesale Sales											S	S	
RETAIL TRADE													
Adult and Sexually Oriented Businesses											C		
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store									A	A	A	A	

“A” = ALLOWED USE

“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Auto and home supply store									A	A	A	A	
Building Materials/Lumber Yards									A	A	A	A	
Catering Services									A	A	A	A	
Convenience Stores									A	A	A	A	
Department Stores, including Clothing, Piece Goods, Shoes, Jewelry, Leather Goods, or Related Products									A	A	A	A	
Drinking (alcoholic beverage) Places, including Bars, Lounges, Taverns, Cocktail Lounges, Members Exclusive Clubs, Whether Public or Private											C	C	
Eating Places, including Cafeterias, Diners or Full Service Restaurants									C	A	A	A	
Eating Places, including Fast Food, Drive-In, Snack or Non-Alcoholic Beverage Bars									A	A	A	A	
Electronics, Appliances, or Related Products Store									S	A	A	A	
Farm Equipment										A	A	A	
Florist									A	A	A	A	
Food, Grocery Stores, Meat Markets, Retail Bakeries, Candy Shops									C	A	A	A	
Fuel Dealers, (except Liquefied Petroleum Gas) including Heating Oil Dealers											A	A	
Furniture Stores, Home Furnishings									A	A	A	A	
Garden Supply Center									A	A	A	A	
Gasoline Service Stations									C	A	A	A	

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“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Hardware Stores, Home Improvement Stores									A	A	A	A	
Heating and Plumbing Supplies									A	A	A	A	
Heavy Duty Truck or Commercial Vehicle Dealer									S	A	A	A	
Liquefied Petroleum Gas (bottled) Dealers										A	A	A	
Liquor Stores, Beer or Wine Sales									S	S	A	S	
Marine Craft and Accessories										A	A	A	
Manufactured Home Sales, Mobile Home Dealers										A	A	A	
Motor vehicle dealers, new or used										A	A	A	
News Dealers, Newsstands									A	A	A	A	
Non-store Retailers, Direct Selling Merchandise, Mail-order Houses									S	A	A	A	
Optical Goods									A	A	A	A	
Paint, Glass and Wallpaper Stores									A	A	A	A	
Pawn Shop										A		A	
Pet Stores or Grooming Salons									A	A	A	A	
Pharmacy, Drug Store									A	A	A	A	
Private Postal, Mailing Service									A	A	A	A	
Recreational Motor Homes										A	A	A	
Recreational and Utility Trailer Dealer										A	A	A	
Retail Nurseries, Lawn and Garden Supply S										A	A	A	

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“C” = USE ALLOWED SUBJECT TO CONDITIONS

“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Tobacco Stores and Stands										A	A	A	
Used Merchandise Stores									A	A	A	A	
Variety Stores									A	A	A	A	
Vending Machine Operators									A	A	A	A	
Warehouse Clubs or Superstores										A	A	A	
Miscellaneous General Merchandise Store, not elsewhere listed									S	S	S	S	
BUSINESS SERVICES													
Accounting, Auditing, and Book Keeping Services, Couriers, Insurance Offices, Tax Preparation Offices									A	A	A	A	
Advertising Agencies									A	A	A	A	
Business/Professional Organizations									A	A	A	A	
Computer and Data Processing									A	A	A	A	
Contractor, Construction Company, including Carpentry, Concrete, Electrical, Excavation, Painting, Roofing, Siding, Sheet Metal and Flooring including Tile and Terrazzo Offices									C	A	A	A	
Engineering, Architectural and Surveying Services									A	A	A	A	
Finance Services, including Savings Banks, Loan or Lending Services, Stock or Bond Brokers, Credit Unions									A	A	A	A	
Insurance Carriers and Services									A	A	A	A	
Legal Services									A	A	A	A	
Management and consultant service									A	A	A	A	

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PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Print Shop, Duplicating Services									A	A	A	A	
Real Estate Brokers and Travel Services									A	A	A	A	
Security, Commodity Brokers									A	A	A	A	
PERSONAL SERVICES													
Barber/Beauty Shops, Skin Care Services	S	S							A	A	A	A	
Cleaning and Maintenance Services, Carpet Cleaning, Janitorial Services									A	A	A	A	
Consumer Goods, Rental Services									A	A	A	A	
Day Care Centers, Family Day Care, Overnight Care Centers	C	C		C		C			C	C			
Dry Cleaning/Laundry with Plant Operations										A	A	A	
Exterminating services									A	A	A	A	
Florists									A	A		A	
Funeral Services, Mortuaries									A	A		A	
Landscaping Services									A	A	A	A	
Locksmith									A	A	A	A	
Medical and Dental Services, Clinics									A	A	A	A	
Pet Grooming, No Boarding	A								A	A	A	A	
Pet Grooming, Boarding Facilities										A	A	A	
Photographic/Portrait Studios									A	A	A	A	
Shoe Repair Shops									A	A	A	A	

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PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Small Engine, Electronics Repair									A	A	A	A	
Tailors or Seamstresses									A	A	A	A	
MISCELLANEOUS SERVICES													
Contract Construction										A	A	A	
Equipment Rental and Leasing										A	A	A	
Hotels, Motels and Inns										A		A	
Lodges, Fishing, Fishing Guide Services, Hunting	S								S	S			
Photofinishing Labs									A	A	A	A	
Recreational Vehicle Park	C								C	C		C	
Research and Development Labs										A	A	A	
Rooming and Boarding Homes	S								S	A			
Tourist Homes/Bed and Breakfast	C	C	C	C	C	C							C
Miscellaneous Services not Classified Elsewhere									S	S	S	S	
REPAIR SERVICES													
Automotive Vehicle Body Repair, Motor Repair, Muffler Repair, Tire and Brake Shop										A	A	A	
Automotive Vehicle Limited Services, including Oil Change or Lubrication, Car Wash									S	A	A	A	
Boat Yard, Boat Repair, Boat Maintenance										A	A	A	
Repair Shops, including Appliances, Electrical, Small Engine, Tool Repair, and Professional										A	A	A	

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PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Instrument Repair													
Repair Shop, including Upholstery and Furniture, Jewelry and Shoes									S	A	A	A	
Welding, Iron Work Shops											A	A	
Repair shops, not elsewhere listed										S	S	S	
AMUSEMENT AND RECREATION SERVICES, EXCEPT MOTION PICTURE													
Amusement Parks, Fairgrounds, Go Cart Tracks										S	S	S	
Bowling Alley, Billiard and Pool Hall Establishments										A	A	A	
Camping, Picnicking Areas	S									A	A	A	
Coin-operated Amusement Devices										A	A	A	
Dance Studios and Schools									A	A	A	A	
Gun Ranges, Indoor/Outdoor											A	S	
Membership Health, Sports and Recreation Clubs									A	A	A	A	
Miniature Golf, Putt-putt Courses										A	A	A	
Parks, Public Playgrounds	A	A							A	A	A	A	
Professional Sports Clubs and Promoters, Arenas, Stadiums										C	A	A	
Public Golf Courses, Driving Ranges	S									S	A	A	
Recreation or Vacation Camps									A	A			
Skating Rinks, Ice and Roller										A	A	A	

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PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
Motion Picture and Theaters													
Motion Picture Production									A	A	A	A	
Theaters, including Motion Picture										A	A	A	
Video Tape Rental									A	A	A	A	
ACCESSORY USES Residential - Accessory Uses must meet Special Accessory Uses Conditions as per Section 3.3													
Accessory Garage Apartment	A	A	A					A	A	A			
Accessory Guest Accommodations or Living Quarters for Owners, Employees or Caretakers	A								C	C	C	C	
Accessory Vehicle/Storage Building	A	A	A	A	A	A	A	A	A	A	A	A	A
Private Docks - 5 or less Slips	A	A	A	A	A	A	A	A	A	A	A	A	A
ACCESSORY USES Commercial													
Accessory Off-Street Loading										A	A	A	
Accessory Roadside Stand	A	A							A	A			
TEMPORARY USES Residential													
Temporary Dwelling Unit as allowed under Section 3.3	A	A	A	A	A	A	A						A
TEMPORARY USES COMMERCIAL													
Roadside Produce Stands, other Seasonal Uses as Allowed under Section 3.3	A	A							A	A		A	
Temporary Sales or Construction Office as	A	A	A	A	A	A	A	A	A	A	A	A	

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“S” = SPECIAL EXCEPTION USE

PRINCIPAL USES	A-R	R-1	R-1R	R-2	R-2R	R-3	R-3R	MHP	NC	GB	LI	GI	HC
allowed under Section 3.3													
Turkey Shoots	C									C	C	C	

“A” = ALLOWED USE

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“S” = SPECIAL EXCEPTION USE

APPENDIX B

PERMITTED USES BY BASE ZONING DISTRICT

Permitted principle uses for each base zoning district shall be in accordance with the following table titled "Town of Ravenel Zoning Code Use Matrix." Symbols used in the table are as follows:

1. A. Indicates that the use is "Allowed" by right in the indicated district, subject to compliance with all other applicable regulations of this Ordinance.
2. C. Indicates that a use is allowed "Conditionally" if it satisfies specific conditions and all other applicable regulations of this Ordinance. (Zoning Staff approval required).
3. S. Indicates that a use is allowed as a "Special Exception Use" only if reviewed and approved in accordance with the Town of Ravenel Special Exception Use procedures and is found to be compliant with all other applicable regulations of this Ordinance. (Board of Zoning Appeals approval required).
4. . A blank cell indicates that the use is not allowed in the respective zoning district.

Specific conditions to be met are identified with a number in parentheses and are found at the end of this Appendix and in Chapter 3 of the Ravenel Zoning Code.

The Use Matrix is based on the 2022 North American Industry Classification System (NAICS). If a use is not explicitly listed in the Zoning Code Use Matrix, it is generally not allowed in the Town of Ravenel. The Planning and Zoning Administrator will determine if an unlisted use is similar to other types of uses with the guidance of the NAICS and will interpret the Ravenel Zoning Code to determine if the use may be allowed, allowed with conditions, or not allowed.

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
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AGRICULTURE, FORESTRY, FISHING, AND HUNTING (11)

Oilseed and Grain, Vegetable and Melon Farming	A						C	A	A	
Fruit and Tree Nut Farming	A						C	A	A	
Greenhouse, Nursery, & Floriculture & Other Crops (NAICS 1119)	A						C	A	A	
Animal Ranching & Farming (not Poultry)	C									
Poultry and Egg Production	A	C								
Aquaculture, & Other Animal Production (NAICS 1129)	A	C								
Forestry, Timbering, and Logging	C(3)									A
Fishing, Hunting, and Trapping	A									
Support Activities for Crop Production (Except Farm Labor and Crew Leaders)	C								A	A
Support Activities for Animal Production	C								A	A
Support Activities for Forestry	C								A	A

MINING, QUARRYING, AND OIL AND GAS EXTRACTION (21)

Oil & Gas Extraction	S(3)								S(3)	S(3)
Coal and Metal Ore Mining	S(3)								S(3)	S(3)
Non-metallic Mineral Mining and Quarrying	S(3)								S(3)	S(3)
Support Activities for Mining	S(3)								S(3)	S(3)

UTILITIES (22)

Electric Power Generation (Except Hydroelectric, Nuclear, and Biomass)	S(3)	S(3)	S(3)	S(3)	S(3)	S(3)	S(3)	S(3)	S(3)	S(3)
Electric Power Transmission, Control, and Distribution	C	C	C	C	C	C	C	C	A	A
Natural Gas Distribution	C	C	C	C	C	C	C	C	A	A
Water Supply and Irrigation	C	C	C	C	C	C	C	C	C	C
Sewage Treatment Facilities	C	C	C	C	C	C	C	C	S(3)	S(3)

CONSTRUCTION (23)

Residential Building Construction Establishments								C (4,7,8,13,16)	A	A
Nonresidential Building Construction Establishments								C (4,7,8,13,16)	A	A
Heavy and Civil Engineering Construction Establishments								S (4,7,13,18)		A
Specialty Trade Contractors (Except Site Preparation)								S (4,7,8,9,16)	A	A
Site Preparation Contractors										S (4,7,13,18)

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2a,c}	Ind (frmrlly GI) ^{-10a,c}
MANUFACTURING (31 - 33)										
Food Manufacturing (Except Animal Slaughtering & Processing)							S (1,4,7,11,14,21)	S (4,7,11,16,21)	A	A
Animal Slaughtering & Processing									S (4,7,16)	A
Beverage Manufacturing							S (1,4,7,13,15,19,21,22)	S (4,7,16,20-22,31)	S (4,7,16,22)	A
Textile Mills									A	A
Textile Product Mills								S (4,7,11,16,21)	A	A
Apparel Manufacturing							S (1,4,7,11,14,21)	S (4,7,11,16,21)	A	A
Leather and Allied Product Manufacturing								S (4,7,11,16,21)	A	A
Wood Products Manufacturing								S (4,7,11,16,21)	A	A
Paper Manufacturing										A
Printing and Related Support Activities								S (4,7,11,16,21)	A	A
Pesticide, Fertilizer, & Other Agricultural Chemical Manufacturing										A
Pharmaceutical & Medicine Manufacturing									S	A
Paint, Coating, & Adhesive Manufacturing										A
Soap, Cleaning Compound, and Toilet Preparation Manufacturing									S (2,4,7)	A
Other Chemical Product and Preparation Manufacturing									S (2,4,7)	S (1,7)
Plastics & Rubber Products Manufacturing									S (2,4,7)	S (1,7)
Nonmetallic Mineral Products Manufacturing									S (2,4,7)	S (1,7)
Fabricated Metal Products Manufacturing										A
Machinery Manufacturing										A
Computer and Electronics Manufacturing									S (2,4,7)	A
Electrical Equipment, Appliances, and Components Manufacturing									S (2,4,7)	A
Transportation Equipment Manufacturing									S (2,4,7)	A
Furniture and Related Products Manufacturing								S (4,7,11,16,21)	S (2,4,7)	A
Miscellaneous Manufacturing (NAICS 339)								S	S (2,4,7)	S (1,7)

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
WHOLESALE TRADE (42)										
<u>Merchant Wholesalers (inventory on-site)</u>										
<u>Durable Goods (> 3-year life):</u>										
Motor Vehicle and Motor Vehicle Parts and Supplies									S (7,8,9,24)	S
Furniture and Home Furnishing								C (4,7,8,16,21,24)	A	A
Lumber and Other Construction Materials								C (4,7,8,16,24)	A	A
Professional and Commercial Equipment and Supplies								C (4,7,8,11,16,24)	A	A
Metal and Mineral (Except Petroleum)								S		C
Household Appliances & Electrical and Electronic Goods								C (4,7,8,16,21,24)	A	A
Hardware, Plumbing and Heating Equipment and Supplies								S (4,7,8,16,24)	C	A
Machinery, Equipment, and Supplies								A		A
Miscellaneous Durable Goods Merchants (NAICS 4239)								S (4,7,8,11,16,24)	S	S
<u>Nondurable Goods (< 3-year life):</u>										
Paper and Paper Products								S (4,7,8,11,16,24)	S	A
Drugs and Druggists' Sundries								S (4,7,8,11,16,24)	A	A
Apparel, Piece Goods, & Notions								C (4,7,8,11,16,24)	A	A
Grocery and Related Products								C (4,7,8,11,16,24)	A	A
Farm Product Raw Material								C (4,7,8,11,16,24)	C	A
Chemical and Allied Products										S
Beer, Wine, & Distilled Alcoholic Beverages								S (4,7,8,11,16,24)	S	A
Miscellaneous Nondurable Goods Merchants (NAICS 4249)									S	S
<u>Wholesale Trade Agents & Brokers (no inventory)</u>								C (11,14,23)	A	A

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
RETAIL TRADE (44 - 45)										
New Car Dealers								A	A	
Used Car Dealers								S (10,24-26)	A	A
Recreational Vehicle Dealers								S (10,24-26)	A	A
Motocycle, Boat, and Other Motor Vehicle Dealers								S (10,24-26)	A	A
Automotive Parts, Accessories, and Tires							C (4,7-9,11,24,27)	A	A	A
Building Material and Supplies							C (4,7,8,11,27)	A	A	A
Lawn & Garden Equipment and Supplies							C (4,11,27)	A	A	
Food & Beverage (Except Liquor)							C (4,7,11,27)	A	A	
Liquor Sales								S (4,7,22)	S (22)	
Furniture, Home Furnishings, Electronics, and Appliances							C (4,7,8,11,27)	A	A	
General Merchandise Retailers (NAICS 455)							C (4,7,8,11,27)	A	A	
Health and Personal Care							C (4,7,8,11,27)	A	A	
Gasoline Stations and Fuel Dealers							C (4,7,8,9,10,11,22,24,27)	A	A	A
Clothing, Clothing Accessories, Shoe & Jewlery							C (4,7,8,11,27)	A	A	
Sporting Goods, Hobby, Musical Instruments							C (4,7,8,11,27)	A	A	
Book and News Dealers							C (4,7,8,11,27)	A	A	
Florists	C						C (4,7,8,11,27)	A	A	
Office Supplies, Stationary, and Gifts							C (4,7,8,11,27)	A	A	
Used Merchandise							C (4,7,8,11,27)	A	A	
Pet and Pet Supply Retailers	C						C (4,7,8,11,27)	A	A	
Art Dealers							C (4,7,8,11,27)	A	A	
Manufactured Home Dealers									A	A
All Other Miscellaneous Retailers (NAICS 45999)							C (4,7,8,11,27)	S (4)	S	S

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
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TRANSPORTATION & WAREHOUSING (48 - 49)

Air, Rail, & Water Transportation									S (3)	S (3)
Truck Transportation - Light (up to Class 5)									S (10,15,24,25,34,41)	S (15,25,34,41)
Truck Transportation - Heavy (up to Class 8)									S (10,18,24,25,34,41)	S (18,25,34,41)
Transit and Ground Passenger Transportation								C (1,13,16,24,25, 26)	A	A
Scenic and Sightsee Transportation								C (1,13,18,24,25, 26)	A	
Support Activities for Transportation (Except Motor Vehicle Towing)								C (1,13,16,24,25, 26)	S (24)	A
Motor Vehicle Towing										A
Postal Services and Couriers & Messengers							C (4,7,13,24,25)	C	A	A
Warehousing & Storage (NAICS 493)									A	A
<i>*Self-Storage and Storage Yards are found in "Real Estate and Rental & Leasing"</i>										

INFORMATION (51)

Motion Picture and Sound Recording	C (1)							A	A	A
Publishing								A	A	
Broadcasting and Content								C (1,13)	S	
Telecommunications								S (2,27)	A	A
Computing Infrastructure Providers, Data Processing, Web Hosting, etc.							C	A	A	
Web Search Portals, Libraries, Archives and Other Information (NAICS 519)							C	A	A	

FINANCE & INSURANCE (52)

Comm. Banking, Credit Unions, Savings Institutions and Other Depository							A	A		
Nondepository Credit Intermediation								S (5,6,34)		
Activities Related to Credit Intermediation							S	C		
Securities, Commodity Contracts, and Other Financial Investments							A	A		
Insurance Carriers and Related Activities							A	A		
Funds, Trusts, and Other Financial Vehicles							A	A		

(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
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REAL ESTATE AND RENTAL & LEASING (53)

Lessors of Residential Buildings and Dwellings	C (28)	C (28)	C (28)	C (28)	C (28)	C (28)	C (29)	A		
Lessors of Nonresidential Buildings (except Miniwarehouses)							C (29)	A	A	A
Lessors of Miniwarehouses and Self-Storage Units								S	S	S
Lessors / Operators of Event Venues	C (22,31,35,36,40,45)							C (22,35,36,44)		
Lessors of Other Real Estate Property (NAICS 53119)								S (29)	A	A
Lessors of Real Estate for Ground Storage								S (12,24,25,30,34,41)	C (12,24,25,30,34,41)	C (12,25,34,41)
Offices of Real Estate Agents and Brokers and Activities Related to Real Estate							A	A		
Automotive Equipment Rental and Leasing (NAICS 5321)								S (10,24,25,26,34)	A	
Consumer Goods Rental							C (1,5,6,8)	A	A	
General Rental Centers								C (5,6)	A	
Commercial and Industrial Machinery and Equipment Rental & Leasing									A	A
Lessors of Nonfinancial Intangible Assets							A	A		

PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES (54)

Legal Services							A	A	A	
Accounting, Tax Preparation, Bookkeeping, and Payroll							A	A	A	
Architectural, Engineering, and Related							C (4,7,9,11,13,14,24)	C (4,7,9,16,24)	A	A
Specialized Design Services							C (1,4,7,8,27)	C (1,4)	A	A
Computer Systems Design and Related							C	A	A	A
Management Consulting							A	A	A	
Environmental Consulting							C (4,7,9,11,13,14,24)	C (4,7,9,16,24)	A	A
Other Scientific and Consulting (NAICS 54169)							S	S	S	S
Scientific Research and Development								S	S	S
Advertising, Public Relations, and Related							C (1,7,8)	C	A	
Other Professional, Scientific, and Technical Services (Except Veterinary Services) - (NAICS 5419)							S	S	S	S
Veterinary Services (including overnight care)	C (46)						C (14,42-46)	C (42-46)	A	

MANAGEMENT OF COMPANIES AND ENTERPRISES (55)

Management of Companies and Enterprises							A	A		
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(Appendix B) TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	AR	R-1	R-2	R-3	R-4	MHP	NC	GB	SW (frmrlly LI) ^{-2ac}	Ind (frmrlly GI) ^{-10ac}
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ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES (56)

Office Administrative							A	A	A	
Facilities Support Services								A	A	
Employment Services							C	A	A	
Business Support Services							C	A	A	
Travel Arrangement and Reservation							A	A	A	
Investigation and Security								A	A	
Services to Buildings and Dwellings								C (14)	A	
Other Support Services (NAICS 5619)							S (4,7,9,11,14)	S	S	
Waste Management and Remediation									S	S

EDUCATIONAL SERVICES (61)

Elementary and Secondary Schools	A	A	A	A	A	A	A	A		
Junior Colleges, Colleges, Universities, and Professional Schools							C (2,30,35,40)	A	A	
Business Schools and Computer and Management Training							C (2,30,35,40)	A	A	
Technical and Trade Schools								C (2,4,7,9,13,14,24)	A	A
Other Schools and Instruction (NAICS 6116)							S	C	C	A
Educational Support Services							A	A		

HEALTH CARE AND SOCIAL ASSISTANCE (62)

Offices of Physicians, Dentists, and Other Health Care Practitioners							A	A		
Outpatient Care Centers								A		
Medical and Diagnostic Laboratories							C	A		
Home Health Care Services	C						C	A		
Other Ambulatory Health Care Services (NAICS 6219)	S (3)							S (3)		
Hospitals	S (3)							S (3)	S (3)	
Nursing Care Facilities	S (3)							S (3)		
Residential Intellectual and Developmental Disability Care	S (3,40)	S (3,40,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,40,47)	S (3,40)		
Residential Mental Health Care	S (3,40)	S (3,40,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,40,47)	S (3,40)		
Residential Substance Abuse Care	S (3,40)	S (3,40,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,27,47)	S (3,40,47)	S (3,40)		
Continuing Care Ret. Comm. and Assisted Living Facilities for the Elderly	S (3)	S (3)						S (3)		
Other Residential Care Facilities (NAICS 6239)	S (3)	S (3)	S (3)	S (3)	S (3)	S (3)		S (3)		
Social Assistance							S (3)	S (3)		

ALL Conditional (Staff) or Special Exception Uses (BZA):

- a. The proposed project must be found to not be in conflict with the Ravenel Comprehensive Plan.
- b. The proposed project must meet all air and water quality standards established by the governmental authorities having jurisdiction over the property.
- c. The proposed project must meet all applicable Town standards including, but not limited to, regulations regarding building materials, setbacks, Site Plan review, overlay zoning, screening requirements, sign regulations, business licenses, etc.
- d. The proposed project must have access to adequate water and wastewater supply, stormwater facilities, waste disposal, and other public services.
- e. The proposed project must obtain adequate permitting for construction, appropriate utility connections, and other required services.
- f. The proposed project must provide adequate fire and emergency access.
- g. The proposed project must provide adequate vehicular traffic circulations and parking.
- h. In Neighborhood Commercial (NC) or any Residential District, the use must be of a small enough scale in relation to the overall lot size, so that it does not adversely impact existing adjacent residential or agricultural property in any way as determined by the Staff (Conditional) or the BZA (Special Exception Use).
- i. In the General Business (GB) or Industrial Districts, the use must not adversely impact existing adjacent non-residential, non-agricultural development in any way as determined by the Staff (Conditional) or the BZA (Special Exception Use).

Special Exception Uses:

- A. The proposed use will not endanger the public health, safety, and general welfare or be hazardous to surrounding uses in any way.
- B. The proposed use will not unduly impact adjacent residential areas through an increase in illumination, noise, dust, fumes, traffic, or other activity that may cause the proposed use to be a nuisance to the established residential properties.
- C. The proposed use must be consistent with the character of the underlying zoning district to the extent that the use will not adversely affect the property values or general character of the nearby area.
- D. The proposed use must be found to be harmonious with the Ravenel Comprehensive Plan and/or pending changes to the Comprehensive Plan or other Town standards and codes.
- E. The proposed use must be developed in a way that will preserve and incorporate any important natural features of the site.

Various Specific Additional Conditions:

1. A full Site Plan must be approved by the Planning & Zoning Administrator.
2. A full Site Plan must be approved by the Planning & Zoning Commission.
3. A full Site Plan including proof of relevant regulatory agency certifications and sub plans (reuse, drainage, etc.) and permitting documents must be approved by the Town Council of the Town of Ravenel prior to approval by the BZA.
4. All trash containers must be screened from view from any adjacent property or right-of-way.
5. Signage for the use is limited to the business name and logo only.
6. Signage for the use is limited to externally lit signage only.
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.
10. Outdoor storage of damaged/wrecked vehicles is allowed for one night only.
11. No more than two (2) work/business vehicles allowed on site at any time.
12. Storage container stacking is allowed in container yards with approved site plans only.
13. Any trucks Class 4 (14,000 – 16,000 lbs) or larger, or other vehicles of the same weight and size, must be completely screened from adjacent property and right-of-way by a vegetation buffer on the same lot as the use. Buffer specifics will be defined by the underlying zoning district.
14. The use must not include trucks larger than Class 4 (14,000 – 16,000 lbs) or other vehicles or equipment of the same weight and size.
15. The use must not include trucks larger than Class 5 (16,001 – 19,500 lbs) or other vehicles or equipment of the same weight and size.
16. The use must not include trucks larger than Class 6 (19,501 – 26,000 lbs) or other vehicles or equipment of the same weight and size.
17. The use must not include trucks larger than Class 7 (26,001 – 33,000 lbs) or other vehicles or equipment of the same weight and size.
18. The use must not include trucks larger than Class 8 (33,000 lbs and up) or other vehicles or equipment of the same weight and size.
19. The use cannot exceed 8,000 s.f. of production area, not including retail/customer area, building facilities, warehousing, or office areas.
20. The use cannot exceed 15,000 s.f. of production area, not including retail/customer area, building facilities, warehousing, or office areas.
21. The use must include a retail component of at least 10% of their production area s.f.
22. Alcoholic Beverage Sales must be in full compliance with the South Carolina Alcoholic Beverage Act (ABC Act).
23. No on-site product inventory.
24. No outdoor repair or dismantling of vehicles or equipment.
25. All vehicles, boats, RV's, campers, and other personal property must be fully licensed and registered.
26. If no building is included, the proposed use is limited to 2,500 square feet on lot outdoors.
27. The proposed use is limited to 5,000 square feet, indoors or outdoors.
28. Offices to be located within Model Homes only.
29. Offices to be located on site with an Allowed Use only.

30. The lot on which the use is proposed must be at least 2.5 acres.
31. The lot on which the use is proposed must be at least 5 acres.
32. The lot on which the use is proposed must be at least 10 acres.
33. Use must be separated and completely screened from adjacent property and right-of-way by an 8' brick, textured concrete, or finished wood decorative fence with screening vegetation and screening trees in a 15' landscaped buffer yard in front of the fence.
34. The use must not be within 200' of the Commercial Corridor Overlay Zoning (CCOZ) district and must be completely screened behind an opaque fence and dense vegetative buffer.
35. Adequate off-street parking must be provided for peak attendance at all events. Shared parking with existing adjacent businesses may be approved per Site Plan Review and evidence of lease or other arrangement.
36. Hours of operation are limited to 7:00 a.m. to 11:00 p.m.
37. All recreational dwellings must be ready for highway use or anchored as per mobile home elevation and anchoring regulations.
38. Limited to a maximum stay of six (6) months.
39. Limited to one additional unit per lot.
40. The use shall be located at least 100' from a property line or other right-of-way.
41. The use must include a 50' hard-surface driveway accessible at all times for pull-off traffic.
42. Care for animals no larger than a dog.
43. Overnight boarding only for animals under treatment.
44. Principal building for the use must be soundproofed; noise shall not be audible from outside the building.
45. Principal building for the use must have ventilation system to remove odors.
46. No biological material or waste is to be burned (cremated) on site; it must be removed to an appropriate facility.
47. No more than 5 sleeping accommodation units may be operated.
48. One sign, no more than 3 square feet with one sign face that describes the commercial use on the lot is required.
49. May have separate utilities that meet Town and CWS/DHEC regulations.
50. One additional dwelling unit of any type of dwelling as approved by the Town Code is allowed on a residential lot. Such a unit may be a permanent Secondary Dwelling Unit (SDU) OR a Temporary Dwelling Unit (TDU), not both.
51. An SDU or TDU must be subordinate to the allowed Primary Dwelling and in no case shall be larger than 1,200 sf.
52. One additional off-street parking space is required for the SDU/TDU in addition to the parking spaces required for the existing uses.
53. A porch or deck constructed on either a Primary Dwelling or an SDU/TDU on the same lot must be within all setbacks and must not be located within 15' of another structure or deck on the same or adjacent lot.
54. An SDU/TDU must meet all setbacks, distance from other structures, height requirements, and other applicable requirements of the Town of Ravenel Zoning Code and Town Code.
55. The Primary Dwelling or the SDU/TDU must be owner-occupied by the land owner and the land owner must provide a Declaration of Covenants and Restrictions (DCR) approved by the Planning & Zoning Commission. A DCR for an SDU must include:

- a. A statement indicating that there are no other covenants prohibiting the SDU/TDU on the lot;
 - b. A statement that the owner will occupy the Primary or SDU and, if neither Primary or SDU is owner-occupied, that the units may not be rented separately.
 - c. A statement that the owner will not allow subleases of the Primary or SDU.
 - d. A statement that the owner will not convert the property into another regime or use the property for short-term rentals.
 - e. A statement that the occupancy of the SDU will be limited to no more than two (2) persons of legal age to enter a lease agreement.
 - f. A statement of understanding that the legal rights of enforcement by the Town of the DCR are by legal and equitable solutions, including the revocation of a Certificate of Occupancy.
56. A TDU is allowed only for the time period and reasons as approved by the Town Code and will not be issued a permanent Certificate of Occupancy.

TOWN OF RAVENEL

1st Reading: 5/30/2023
2nd Reading: 6/27/2023

Introduced by: Gail Farris
Date: 5/30/2023

ORDINANCE 10-23

AN ORDINANCE REZONING PROPERTY WITH TMS #'s 228-00-00-053, 228-00-00-079, 228-00-00-080, 228-00-00-081, 228-00-00-085, 228-00-00-086, AND 228-00-00-087 LOCATED IN THE 6000 BLOCK OF LANDOVER ROAD IN RAVENEL

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-087 is located at 6031 Landover Road consists of 1.0 acre and is currently zoned Residential One (R-1); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-086 located at 6035 Landover Road consists of 1.0 acre and is currently zoned Residential Two (R-2); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-085 located at 6037 Landover Road consists of 0.9 acres and is currently zoned Residential Two (R-2); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-080 located at 6039 Landover Road consists of 0.89 acres and is currently zoned Residential Two (R-2); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-079 located at 6041 Landover Road consists of 1.9 acres and is currently zoned Agricultural Residential (AR); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-081 located at 6025 Landover Road consists of 1.1 acres and is currently zoned Agricultural Residential (AR); and,

WHEREAS, the property known as TMS Parcel Identification Number 228-00-00-053 located at 6025 Landover Road consists of 1.7 acres and is currently zoned Agricultural Residential (AR); and,

WHEREAS, the current owners/agents of the subject properties have applied for a change in the zoning districts applicable to the above parcels to General Industrial (GI) zoning; and,

WHEREAS, the current owners/agents of the subject properties have also applied to Charleston County to replat the above parcels creating parcels that are homogenously zoned in the

corresponding zoning district classification and in compliance with Ravenel Zoning Code requirements; and

WHEREAS, the application has been found to be in complete and proper form; and

WHEREAS, the Ravenel Planning and Zoning Commission has reviewed the rezoning request (MA2023-02) in accordance with the procedures in the South Carolina Code § 6-29-760 and approved the request; and

WHEREAS, in compliance with Section 1.11 of the Town of Ravenel Zoning Code, The Planning and Zoning Commission noticed and held a public hearing on the rezoning request on May 4, 2023; and

WHEREAS, in compliance with Section 1.11 of the Town of Ravenel Zoning Code, The Planning and Zoning Commission has recommended DENIAL of the request to the Town Council;

WHEREAS, it is the finding of the Town Council that the rezoning request MA2023-02 be APPROVED; and,

NOW BE IT THEREFORE ORDAINED that, upon the County of Charleston accepting the filing of the required plat to adjust the property lines of the subject properties, the adjusted parcels will be zoned as a General Industrial (GI) zoning district. The zoning map of the Town of Ravenel is hereby amended to conform to this change. Any development on the site must comply with all requirements of the zoning and land development regulations and other applicable laws, rules and regulations.

ADOPTED this ____ day of _____, _____, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

**Mayor or Presiding Member
of Council**

Attestation Signature – Clerk-Treasurer

Approval – Corporation Counsel

TOWN OF RAVENEL

Introduced by: Mayor Stephen Tumbleston

Date: June 27, 2023

RESOLUTION #2023-02

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

WHEREAS, the Town Council of the Town of Ravenel finds it necessary for the safety and well-being of Ravenel residents, businesses, and visitors to increase the presence of law enforcement patrol officers in Ravenel; and

WHEREAS, the Charleston County Sheriff's Office provides for additional Off-Duty Deputies to municipalities on a contract basis;

THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Ravenel, South Carolina that the Town and CCSO have determined to enter into a contract as per the attached "Exhibit A" for the described use and timeframe.

RATIFIED this 27th day of June 2023 at Ravenel, South Carolina, in Town Council duly assigned.

Ayes: _____

Nays: _____

Abstains: _____

Mayor or Presiding Member
of Council

Signature Attest – Clerk-Treasurer

TOWN OF RAVENEL

Introduced by: Stephen Tumbleston
Date: June 27, 2023

RESOLUTION NO. 2023-03

A RESOLUTION TO APPROVE A SECONDE AMENDMENT TO THE COOPERATIVE AGREEMENT BETWEEN CHARLESTON COUNTY AND THE TOWN OF RAVENEL

WHEREAS, the Town of Ravenel and Charleston County executed a Cooperative Agreement in July of 2002 to seek re-qualification for Urban County Entitlement Status under the Housing and Community Development Act for the United States Department of Housing and Urban Development (HUD) and the Cooperative Agreement was automatically renewed in 2005, 2008, 2011, 2014, 2017, and 2020; and

WHEREAS, on April 10, 2023, HUD issued Notice CPD-23-02, which updated the instructions for the Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years 2024-2026; and

WHEREAS, the Town of Ravenel agrees to adhere to the three additional HUD regulations as found in Exhibit "A" as they pertain to fulfilling the requirements associated with being a participating jurisdiction and the benefits thereof.

NOW BE IT THEREFORE RESOLVED that Town Council hereby approves and authorizes the Mayor and Town Staff to execute the Second Amendment to the Cooperative Agreement with Charleston County on behalf of the Town.

MOVED, APPROVED, AND ADOPTED THIS 27th DAY OF JUNE, 2023.

ATTEST:

Mayor Stephen Tumbleston

Clerk-Treasurer

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**Second Amendment to the
COOPERATIVE AGREEMENT**

THIS SECOND AMENDMENT to the COOPERATIVE AGREEMENT executed in 2002, and currently being renewed, is being and made by and between CHARLESTON COUNTY (hereinafter referred to as "the County") and the TOWN of RAVENEL , South Carolina (hereinafter referred to as "the Municipality") this _____ day of _____, 2023 in Charleston County, South Carolina.

WITNESSETH:

WHEREAS, the County and the Municipality executed a Cooperative Agreement in July 2002 to seek re-qualification for Urban County Entitlement Status under the Housing and Community Development Act for the United States Department of Housing and Urban Development (HUD) and the Cooperative Agreement was automatically renewed in 2005, 2008, 2011, 2014, 2017, and 2020; and

WHEREAS, on April 10, 2023, HUD issued Notice CPD-23-02, which updated the instructions for the Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2024-2026; and

WHEREAS, through the execution of this Second Amendment to the Cooperative Agreement, the Municipality agrees to adhere to the following three additional HUD regulations as it pertains to fulfilling the requirements associated with being a participating jurisdiction and the benefits thereof:

Item One

The Grantee/sub-grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the Central Contractor Registration (CCR) database, and the Federal Funding Accountability and Transparency Act as provided in 2 CFR part 25, Universal Identifier and Central Contractor Registration, and 2 CFR part 170, Reporting Sub-award and Executive Compensation Information.

Item Two

The Grantee/sub-grantee shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport of highway projects as well as utility projects which benefit or serve the general public (including energy-related, communication-related, water-related and

wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or Brownsfield as defined in the Small Business Liability Relief and Brownsfield Revitalization Act (Public Law 107-118) shall be considered a public use for purposes of eminent domain.

Item Three

The Grantee or unit of general local government that indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

Item Four

The Grantee and all parties (general local government) will take actions necessary to assure compliance and implementation of the Fair Housing Act and regulations at 24 CFR Part 100 and 24 CFR 91.225 (a) and will affirmatively further fair housing. The Fair Housing Act, specifically, the Interim Final Rule 24 CFR 5.151 and 5.152 identifies the HUD grantees' requirement to affirmatively further fair housing by taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Statutory obligations under the Fair Housing Act, Affirmatively Furthering Fair Housing, indicates that the duty to affirmatively further fair housing extends to all program participants' activities and programs relating to housing and urban development.

WHEREAS, all other terms of the Cooperative Agreement shall continue in full force and effect unless amended by the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed the day and year first above written.

ATTEST:

Witness

County Administrator
Charleston County

Date

Witness

By Town/City of

Date: _____

Its: **Mayor**