



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

December 19, 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

Public Hearing (2nd Amendment to GG DA): 5:45 p.m.
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. Swearing-In
 - b. January Meeting, Election of Mayor Pro-Tem
 - c. Does anyone wish to speak during item #11 – Public Comments?
4. Approval of Agenda
 - a. Recusals/Conflicts of Interest
5. Approval of Minutes:
 - a. October 31, 2023 – Regular Council Meeting
 - b. November 28, 2023 – Regular Council Meeting
6. Public Statements / Presentations (5 minutes)
 - a. 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
 - d. Town Administrator Report

- e. Town Code Inspector / Facility Manager Report
8. Reports of Commissions, Boards, and Committees
 - a. Sewer Advisory Board
 - i. No recent meeting
 - b. Planning & Zoning Commission
 - i. Recent meeting on December 7
 1. Report included, rezonings withdrawn, site plans approved
 - ii. Upcoming Meeting on January 4
 - iii. 2024 Appointments Needed – Ballot for tonight
 - c. Board of Zoning Appeals
 - i. Recent meeting on December 12
 1. Special Exception Use for Electrical Contractor in a GB
 9. Old Business
 - a. Second Reading of Ordinance 18-23 (Business License Classes for 2024)
 - b. Second Reading of Ordinance 19-23 (2nd Amend to GG Dev Agreement)
 10. New Business
 - a. Resolution 2023-09 (SCPRT Funding)
 11. Public Comments (3 minutes)
 12. Town Council Comments
 13. Executive Session
 - a. Pursuant to South Carolina Code Section 30-4-70(A)(1), discussion of employment issues
 14. Action/s as a Result of Executive Session
 - a. Resolution 2023-10 (Wage Adjustments for 2024)
 15. Adjournment

**TOWN OF RAVENEL
REGULAR TOWN COUNCIL MEETING
TUESDAY, OCTOBER 31, 2023
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, October 31, 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 Tumbleston who presided. Also, in attendance were Town Administrator and Planner Mike Hemmer, Clerk-Treasurer Tammy Wood, and Town Attorney William B. Harvey, III. Town Code Inspector and Facilities Manager Jason Moffitt was absent.

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

1. CALL TO ORDER & ROLL CALL

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

2. INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance was led by Mayor Tumbleston.

3. MAYOR'S COMMENTS/REPORT

a. Introduction of Attorney

Mayor Tumbleston welcomed the new Town Attorney William B. Harvey, III.

b. Intersection Turn Signal

Mayor Tumbleston shared that after several years of traffic studies, automobile accidents, and concerns from residents, a turning signal traffic light has finally been installed at the intersection of Savannah Highway and Highway 165.

c. Veterans Luncheon

The Town will be honoring area Veterans and Active-duty military members on Friday, November 10 at noon at the Ravenel Train Depot where lunch will be served, along with a presentation by Guest Speaker, Retired United States Air Force Colonel Charles Tupper.

d. Thanksgiving Gift Cards

Councilmembers and Town Hall staff will soon begin distributing \$25 gift cards from a local grocery store in preparation for Thanksgiving.

e. Christmas Tree Lighting Ceremony

The Town will be hosting its 5th Annual Christmas Tree Lighting Ceremony on Saturday, December 2 at the Ravenel Train Depot from 5 to 7 p.m. All ages are encouraged to attend to enjoy holiday festivities including live music, food, hot cocoa, desserts, pictures with Santa, presents, raffles, and more.

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

JohnQuetta Mungin and Tiffany Smalls indicated interest in speaking during Public Comments.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. APPROVAL OF MINUTES

a. September 26, 2023 – Public Hearing and Regular Town Council Meeting

Councilmember Cochran made a motion to approve the September 26, 2023, Regular Meeting minutes; this motion was seconded by Councilmember Farris.

Councilmember Waters discussed the incorrect spelling of a name in Item #2 of the minutes, as well as his preference to begin including gender appropriate titles such as ‘Ms.’ and ‘Mr.’ before names moving forward.

Councilmember Waters made a motion to approve the minutes with corrections; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

6. PUBLIC STATEMENTS/PRESENTATIONS (5 MINUTES)

a. Statement forms submitted prior to meeting

None.

7. REPORTS FROM STAFF AND OFFICERS

a. Town Attorney Report

Attorney Harvey introduced himself and expressed his appreciation for the opportunity to serve the Mayor, Town Council, staff, and citizens of Ravenel. He is working with the Town’s previous attorney on existing litigations and is working closely with Mr. Moffitt on pending enforcement cases.

b. Charleston County Sheriff’s Office Report

Sergeant Brandon Wade was absent but encouraged Town officials, staff, and residents to contact him with any questions or concerns.

c. Clerk-Treasurer Report

Ms. Wood included the September 2023 General and Sewer Fund Financial Reports in packets provided to the Council.

d. Town Administrator and Planner Report

Mr. Hemmer shared that the Town Zoning Code and Municipal Code are now available electronically through Municode. Mr. Hemmer communicated that Blu Tide Marine Construction has begun work at Ravenel Hall, however, this will have no effect on the upcoming election as work will temporarily stop. To date, a total of 103 Zoning Permits have been issued this year.

i. SCPRT Legislative Funding Plans

Mr. Hemmer reported that Mayor Tumbleston has been working with State Representative Matthew Leber to obtain a grant in the amount of \$500,000 for projects at Pump Station #1 and Force Main Extension, Ravenel Hall and its surrounding grounds, The Ravenel Train Depot, and the Old E.B. Ellington School Site. Mr. Hemmer is seeking guidance from the Council on how to apply this funding.

ii. Old E.B. Ellington School Site Survey

The Town recently hosted a community engagement event at the Old E.B. Ellington School Site located at 5600 Ellington School Road. The design team received valuable feedback from completed surveys, with a substantial interest in preserving the history of the school that was previously located there.

e. Town Code Inspector and Facilities Manager Report

Mr. Moffitt was absent but provided Council with a report that detailed pending enforcement cases throughout Town, information regarding repairs and upgrades at Town facilities, as well as the status of submitted work order requests to Charleston County and SCDOT.

8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES

a. Sewer Advisory Board

There will be an upcoming meeting with the Town of Hollywood, the Town of Meggett, and other local and State level officials regarding sewer matters.

b. Planning & Zoning Commission

i. Upcoming Meeting: November 2, 2023

Discussion of various sections of code.

ii. Upcoming Meeting: December 7, 2023

Site Plan Reviews with Councilmember Brown.

There are two seats (Chairman Jerry Jackson and Vice Chair Laurie Infinger) expiring at the end of the year. Mr. Jackson will not be seeking reappointment. Mr. Hemmer encouraged Council to notify him of any candidates who may be interested in serving.

c. Board of Zoning Appeals

No recent or scheduled meetings.

9. OLD BUSINESS

a. 2nd Reading of Ordinance 16-23 Regarding P&Z and BZA Member Residency

An ordinance amending Section 6.6.2 of the Ravenel Zoning Code pertaining to the composition of the Planning Commission, and Section 6.7.2 pertaining to the composition of the Board of Zoning Appeals.

Councilmember Waters made a motion to approve the 2nd Reading of Ordinance 16-23; this motion was seconded by Councilmember Farris. All voted in favor. Motion passed unanimously.

b. 2nd Reading of Ordinance 17-23 Regarding Fiscal Year 2024 Budget

An ordinance to adopt the Annual General Fund Budget containing estimates of proposed revenues and expenditures for the Town of Ravenel, South Carolina beginning January 1, 2024, and ending December 31, 2024.

Councilmember Cochran made a motion to approve the 2nd Reading of Ordinance 17-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

10. NEW BUSINESS

None.

11. PUBLIC COMMENTS (3 MINUTES)

Tiffany Smalls of Chavis Mobile Home Movers, shared information regarding the successful relocation of several residents from a Mobile Home Park whose parcels were recently approved to change use.

JohnQuetta Mungin of 6160 Young Street, is the new President of St. Paul’s District Education and Community Organization. Ms. Mungin stated that she would like a member of each municipality in the St. Paul’s area to join their organization and bring forth ideas to create stronger communities. The organization is always seeking donations and volunteers for their community giveback efforts.

12. TOWN COUNCIL COMMENTS

Councilmember Farrior shared that she will be retiring and expressed gratitude to her fellow colleagues and the community for allowing her to serve on Town Council for the past four years.

Mayor Tumbleston spoke about the recent E.B. Ellington School Site community engagement event and communicated the importance of memorializing the school and honoring its alumni. In addition, Mayor Tumbleston conveyed his appreciation to the Ravenel Depot Farmers Market managers Pat Day and Janell Nettles, as well as the vendors, sponsors, businesses, and volunteers who helped plan and execute the recent Ravenel Fall Festival which had a turnout of over 400 attendees.

13. EXECUTIVE SESSION

None.

14. ACTION/S AS A RESULT OF EXECUTIVE SESSION

None.

15. ADJOURNMENT

Councilmember Waters made a motion to adjourn at 6:26 p.m.; this motion was 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
REGULAR TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 28, 2023
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, November 28, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of Council were present: LaJuanda Brown, Robert Cochran, Jim Rodgers, Jr., Terry Wilkinson, and Mayor Stephen Tumbleston who presided. Andrea Gail Fariior and W. Buckey Waters (Mayor Pro Tem) were absent. Also, in attendance were Town Administrator and Planner Mike Hemmer, Clerk-Treasurer Tammy Wood, and Code Inspector and Facilities Manager Jason Moffitt. Town Attorney William B. Harvey, III was absent.

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

1. CALL TO ORDER & ROLL CALL

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

2. INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance was led by Mayor Tumbleston.

3. MAYOR'S COMMENTS/REPORT

a. Elections and Staff

Mayor Tumbleston congratulated the individuals who succeeded in the recent Municipal Election, including himself, incumbent Councilmembers Jim Rodgers, Jr. and W. Buckey Waters, and newly elected Councilmember Cora Lee Singleton.

b. Thanksgiving Gift Cards

Councilmembers and Town Hall staff distributed over 100 gift cards to the community for Thanksgiving.

c. Christmas Tree Lighting Ceremony

The Town will host its 5th Annual Christmas Tree Lighting Ceremony on Saturday, December 2 at the Ravenel Train Depot from 5 to 7 p.m. All ages are encouraged to attend to enjoy holiday festivities including live music, food, hot cocoa, desserts, pictures with Santa, presents, raffles, and more.

d. December Meeting Date

The last Council Meeting of the year is scheduled for Tuesday, December 19, 2023, at 5:45 p.m.

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

Derald McMillan indicated interest in speaking during Public Comments.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. APPROVAL OF MINUTES

Postponed.

6. PUBLIC STATEMENTS/PRESENTATIONS (5 MINUTES)

a. Senator Sandy Senn

South Carolina Senate member Sandy Senn introduced herself and shared that she will soon be redistricting to help serve the St. Paul's Parish community in addition to other surrounding areas. She expressed her willingness to help the Town with any issues and needs moving forward.

b. Nicole Burnham

Nicole Burnham with Charleston County Community Development and Revitalization conducted a presentation regarding upcoming grants soon being made available. Ms. Burnham detailed Treasury, ARPA Grant Funds, and HUD Urban Entitlement Funds that the County receives each year. She explained that the funds are intended to serve low to moderate income households and provides Towns with a wide range of community development resources toward neighborhood revitalization, economic development, improved community facilities, infrastructure, and public services. The release date for the Request for Applications (RFA) is November 30, 2023. Applications are available on the Charleston County website. Optional pre-application workshops will be held Wednesday, December 6, 2023, and Thursday, December 7, 2023, for training and a Q&A segment on the application process. Applications will no longer be accepted after January 5, 2024, at 12:00pm.

c. Statement forms submitted prior to meeting

None.

7. REPORTS FROM STAFF AND OFFICERS

a. Town Attorney

None.

b. Charleston County Sheriff's Office

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

c. Clerk-Treasurer

Ms. Wood included the October 2023 General and Sewer Fund Financial Reports in packets provided to the Council.

The Swearing-In Ceremony for new and reelected Town officials will take place on Tuesday, December 19, 2023, at 4:30 p.m.

d. Town Administrator and Planner

i. SCPRT Legislative Funding Plans

Mr. Hemmer reported that Mayor Tumbleston has been working with State Representative Matthew Leber to obtain a grant in the amount of \$500,000. Plans are to allocate \$300,000 for the Ravenel Hall and Ballfield Improvements and \$200,000 to the previous E.B. Ellington School demolition and future amenities within the project's restoration.

Councilmember Wilkinson made a motion to approve allocation plans for the South Carolina Department of Parks, Recreation and Tourism grant; this motion was seconded by Councilmember Cochran. All voted in favor. Motion passed unanimously.

e. Town Code Inspector and Facilities Manager

Mr. Moffitt discussed pending enforcement cases, information regarding repairs and upgrades at Town facilities, and the status of work order requests submitted to Charleston County and SCDOT.

8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES

a. Sewer Advisory Board

Mayor Tumbleston shared that himself, Mayor Pro Tem Buckey Waters, and Town Administrator Mike Hemmer recently met with Hollywood, Meggett, Charleston Water System and other local and State level officials regarding the currently shared sewer system and its future improvements and viability.

b. Planning & Zoning Commission

i. Recent Meeting: November 2, 2023

Discussion of various sections of code.

ii. Upcoming Meeting: December 7, 2023

Rezoning requests and Site Plan Reviews; Councilmember Brown will be in attendance representing the Town Council.

There are two seats (Chairman Jerry Jackson and Vice-Chair Laurie Infinger) expiring at the end of the year. Mr. Jackson will not be seeking reappointment. Mr. Hemmer encouraged the Council to notify him of any candidates who may be interested in serving.

c. Board of Zoning Appeals

i. Upcoming Meeting: December 12, 2023

Special Exception Use for an electrical contractor in a General Business zoned district.

9. OLD BUSINESS

None.

10. NEW BUSINESS

a. Introduction of Ordinance 18-23 (Business License Classes for 2024)

Amending the Business License Ordinance of the Town of Ravenel to update the Class Schedule as required by Act 176 of 2020.

Councilmember Cochran made a motion to approve the Introduction of Ordinance 18-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

b. Introduction of Ordinance 19-23 (2nd Amendment to Golden Grove Development Agreement)
An ordinance approving the second amendment to the Golden Grove Development Agreement.

Councilmember Rodgers made a motion to approve the Introduction of Ordinance 19-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

11. PUBLIC COMMENTS (3 MINUTES)

Derald McMillan of 6308 Old Jacksonboro Road, asked what items would be on the agenda for the upcoming Planning and Zoning Commission Meeting.

12. TOWN COUNCIL COMMENTS

Councilmember Cochran asked for an update on pending road repairs within Town limits.

13. EXECUTIVE SESSION

None.

14. ACTION/S AS A RESULT OF EXECUTIVE SESSION

None.

15. ADJOURNMENT

Councilmember Brown made a motion to adjourn at 6:35 p.m.; this motion was 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

Town / Planning & Zoning Administrator

Report for December 2023

December 19, 2023

1. Administration Updates:

a. Grant / E.B. Ellington School Use

The legislative grant paperwork has been submitted. A resolution memorializing the funding plans is provided for you tonight.

The survey is still live online and can be found at <https://tinyurl.com/EBellington>. A link to the survey is on the Town website under the "Town Projects" Section. We should re-engage the designers and the community in the new year.

b. Dominion Tree Cutting

Inspector Moffit and I met with Dominion. The only cutting in 2024 that they intend to do is some transmission line work on Davison Road and near Jacob's Point and Postell Drive. There is no service line work planned.

c. Martin Street

After last Council, I checked-in again with Mackenzie Kelly at Charleston County for an update. My email with the update is attached. SCDOT seems to be the hold-up.

d. South Carolina Ethics Reporting

For those of you who have just run campaigns, successfully or not, please note that you need to report to the Ethics Board. If you were successful, you need to file your Statement of Economic Interests before being sworn in. The Town does not, and legally cannot, file this information for you.

2. Planning and Zoning Updates:

a. Planning & Zoning Commission

The P&Z met on December 7. There were two rezonings ahead of the meeting, but one had withdrawn prior to the meeting. There was a Public Hearing held for the rezoning of property at 4278 & 4292 Savannah Highway (next to Jacob's Point) from Agricultural Residential to General Business. Several residents were in attendance to speak against the rezoning. Concerns were the type of business being considered and allowed in the future, traffic, and the impact on the marsh and creek. The Commission made a recommendation to deny the rezoning and the developer withdrew the rezoning request the next day. Therefore, you have no ordinances to consider tonight. The P&Z also approved two site plans on Savannah Highway.

Tonight, you need to appoint two P&Z members for 2024. A ballot for the candidates we have is in your packet.

b. Board of Zoning Appeals

The BZA met on December 12 to consider a Special Exception Use for an electrical contractor in a General Business zoned district. The request was approved with the restrictions noted in the Zoning Code.

c. Zoning Permits

Since my November report there have been 10 permits issued for a total of 126 in 2023. There may be a few more by the end of the year, but we are currently over our 120 issued in 2022 and 2021. I'll have a recap of the types of permits in my January report.

If you have any questions, please feel free to call me.

Zoning Permit Index

12/13/23

Permit #	Date Issued	TMS #	Type	Notes
02369	11/21/2023	187-00-00-105	Accessory Bldg.	120 SF accessory building move-in and tie-down.
02370	11/21/2023	187-00-00-052	Repairs	Roofing permit to remove existing and install new
02371	11/21/2023	229-13-00-006	Demo	After-the-fact demo of structures and clean-up of lot
02372	11/27/2023	228-00-00-114	Miscellaneous	Conditional Use Permit for automotive repair in GB (1,4,7,8,9,10,15,24,25)
02373	11/28/2023	245-00-00-056	Miscellaneous	Temporary permit for seasonal fireworks stand per plan
02374	12/8/2023	229-13-00-139	Miscellaneous	Commercial Temporary Office 640 sf
02375	12/11/2023	118-00-00-022	Accessory Bldg.	Owner build of 14'x14' utility shed within setbacks
02376	12/11/2023	228-00-00-032	Accessory Bldg.	Construction of 8,622 sf of storage building with 6,105 open air lean-to
02377	12/13/2023	185-00-00-154	Accessory Bldg.	Installation of 13'x13' aluminum pergola behind house
02378	12/13/2023	185-00-00-100	Accessory Bldg.	Construction of 16'x30' shed



Mike Hemmer
Town / Planning & Zoning Administrator

Mike Hemmer

From: Mackenzie A. Kelley <MKelley@charlestoncounty.org>
Sent: Wednesday, November 29, 2023 7:42 AM
To: Mike Hemmer; Jason Moffitt
Cc: Zachary P. Liollo; Riska Z. Dees
Subject: Re: MARTIN ST. RESURFACING

Good morning,

Our CTC 2023 Resurfacing Plan B, which includes Martin St, is being held up in the permitting process due to some additional discussions/request from the SCDOT. I hope to have this permit by the end of the year and advertise the project early next year. With that, I would anticipate construction on this plan starting in the Spring and lasting throughout the year. We have not completed any pavement restriping on the road. Since this is a SCDOT owned road, this was likely their maintenance office. You can reach them at 843-740-1655 or reach out to their resident maintenance engineer, Arnold Blanding, at BlandingA@SCDOT.org regarding this work.

Thank you,
Mackenzie Kelley

From: Mike Hemmer <townadministrator@townofravenel.com>
Sent: Wednesday, November 29, 2023 7:35 AM
To: Mackenzie A. Kelley <MKelley@charlestoncounty.org>; inspector@townofravenel.com <inspector@townofravenel.com>
Cc: Zachary P. Liollo <ZLiollo@charlestoncounty.org>; Riska Z. Dees <RDees@charlestoncounty.org>
Subject: RE: MARTIN ST. RESURFACING

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

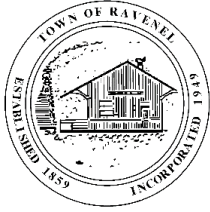
Good Morning Mackenzie,

Council asked about this project last night. Can you provide another update? Is it still set to begin this year?

Additionally, someone noted that it was restriped...right over the grass growing out of the pavement. I understand that needs to happen, but the residents are not happy with the conditions.

Michael D. Hemmer
Town/Planning & Zoning Administrator
Town of Ravenel
5962 Highway 165 ♦ Ravenel, SC 29470 ♦ (843) 889-8732

From: Mackenzie A. Kelley <MKelley@charlestoncounty.org>
Sent: Thursday, July 27, 2023 8:36 AM
To: Jason Moffitt <inspector@townofravenel.com>



TOWN OF RAVENEL
Code Enforcement
Grounds & Facilities
Report for: December, 2023

Code Enforcement

4475 Savannah Hwy – Notice of Violation sent to property owner via Certified Mail for violation of Chapter 20, Article IV, Abandoned or Junked Vehicles. Property owner has until 11/7 to have vehicles removed, covered, or sheltered. Property owner took no action to correct the violation. Second Notice of Violation sent via Certified Mail. Spoke w/property owner on 11/28; he will have new tarps placed over the two vehicles w/in the next 24-48 hrs. Spoke w/property owner again on 12/6; he has until 12/10 to repair or replace tarps. If not completed, summons will be written. Tarps were replaced on 12/8; no further action required.

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. Spoke w/property owner's attorney on 12/7; all heirs have been contacted and attorney is filing petition for a hearing in probate court.

5795 Elizabeth Washington Ln – Notice of Violation delivered to resident for violation of Chapter 24, Solid Waste. Resident has until 10/27 to have litter, trash, or garbage removed from the property. Resident no longer resides at this address. Notice of Violation mailed via Certified Mail to property owner. Violation resolved. No further action.

5932 Fireman Dr. – Notice of Inspection sent to property owners and resident of mobile home to be inspected. Inspection to occur on 8/15/2023 for habitability. Resident was not in town for the inspection. Expected to return on or about 8/26. New date for inspection is 10/4 at 2pm. Resident was not present for the inspection therefore I was unable to inspect the interior of the residence. Outside of residence was inspected and was not found to be fit for habitation. Results of inspection, photos, and Notice of Violation sent via cert. mail to heirs of the property and the resident. Reinspection of the mobile home to happen on 12/5. Inspection occurred; resident has decided to tear the mobile home down at his own expense. Resident has until 2/1/2024 to have torn down and all debris removed.

5982 Miley Hill Rd – Owner applied for Builders Permit to repair the dilapidated garage on his property. Permit expired 6/21/2023. Property owner notified of expired permit. Granted a 12-mos. extension by Town Administrator to remove remainder of roof.

6021 Branton Rd. Lot #7 – Property currently in violation of Ordinance Ch. 20, Section 120 – Prohibited Accumulation of Solid Waste. Notice of Violation hand delivered on 12/13. Tenant has until 01/12/2024 to have violation resolved.

6021 Branton Rd. Lot #23 - Property currently in violation of Ordinance Ch. 20, Section 120 – Prohibited Accumulation of Solid Waste. Notice of Violation hand delivered on 12/13. Tenant has until 12/28/2023 to have violation resolved. This is the second violation of the same ordinance w/in the last (90) days.

6047 Hwy 165 – Owner staging/selling items, to include wooden pallets, from his residential property. Notice of violation mailed (certified) to his residence. Resident complied and removed all items from the front yard. I will continue to monitor this property.

6105 Smith Rd. – Habitability inspection conducted on June 16, 2023. Rightful owner of property and mobile home passed away on January 2, 2023. Current resident currently living in mobile home w/no water or waste water system. Hearing scheduled for September 7, 2023 at 3:00pm. Resident did not appear at hearing; Complaint and Rule to Show Cause will go in front of Magistrate Court. Tenant in process of making repairs to the interior of the mobile home.

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. Notice of Inspection delivered on 12/8 to current resident residing at this address. Inspection will occur on 1/11/2024.

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. No repairs made to the dwelling. Contact request letter sent to owner of modular/mobile home on 8/21. Letter sent to Mr. Collison on 12/8; he has until 1/10/2024 to appoint a general contractor; provide Town Administrator w/subcontractor list; have permits pulled and business license purchased, if necessary. If not accomplished, Town Administrator may cause dwelling to be removed or demolished and a lien placed against the property.

Grounds & Facilities (Working)

Contractor selected to repaint the outside deck, ramp, and stairs of Depot. Working scheduling for work to begin in early spring.

Contractor selected for brick pillar to be built around G.W. Tumbleston plaque. Work to be done in January 2024.

Grounds & Facilities (Completed Since Last Report)

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 on Wednesday, January 17. Pick-up will be scheduled for Thursday, January 25 or when full. One 30-yard dumpster will be placed near the intersection of Melvin Washington Dr. and Elizabeth Washington Ln. 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.

SCDOT/County Work Requests

Submitted request to have "Dead End" sign installed at the beginning of Mellard St.


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.


Submitted request to SCDOT to repair shoulder of road on Miley Hill Rd. before Octavia Ave.

Work Requests (Completed Since Last Report)

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
Grounds & Facilities Manager

 843-754-1903

 843-920-1066

 inspector@townofravenel.com



Candidate Information Form

Date: 12-14-2023

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

Board of Zoning Appeals

Planning & Zoning Commission

Full Name: Althea V. Hamilton-Gibbs

Home Address: 6167 Fox Dr
Ravenel, SC 29470

Phone Number: 843-708-1741

Email Address: ahamilton-gibbs@yahoo.com

Please provide a short bio about yourself:

I have been a resident in the town of Ravenel, SC for
33 years. I have several skill sets. They include Advocating
for children and adults, organizing community projects and
community awareness. I am the mother of 2, a wife and
a foster parent who enjoys making a difference in the
lives of misplaced children.



Candidate Information Form

Date: 20 Nov 2023

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

Board of Zoning Appeals

Planning & Zoning Commission

Full Name: Laurie Swinson Infinger

Home Address: 5953 Highway 165
Ravenel SC 29470

Phone Number: 843-452-2825

Email Address: lswin@comcast.net

Please provide a short bio about yourself:

- Grew up in North Charleston (since 1969)
- BNE^(B2) and MM^(M2) degrees from Winthrop Univ, Rock Hill SC
- Husband Scott and I moved to Ravenel in 2013. Attended fairly frequent Council meetings
- Appointed to P&Z Commission July 2021. Voted to serve as Vice Chair in Jan 2023. Voted on recommendations to Council for Golden Grove PD, Tea Farm PD, The Preserve PD and others, including annexations. Weighed public comments and best options for Ravenel with great care and consideration, and will continue to do so.
- Retired in 2019 with 35 yrs service to DoD as a Contracting Officer, 25 yrs Navy and 10 yrs Army Corps of Engineers. Responsible for design, construction, maintenance of base facilities world wide for all branches of service, harbor dredging and beach re-nourishment.



Candidate Information Form

Date: July 10, 2023

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

Board of Zoning Appeals

Planning & Zoning Commission

Full Name: Jim O'Gallagher

Home Address:
6183 Roper Run Road, Ravenel, SC 29470

Phone Number: (843) 718-7369

Email Address: jimogusmc@yahoo.com

Please provide a short bio about yourself:

On and off, Erica and I have been calling Ravenel home for the past 10 years, we now live here permanently. I work remotely as a procurement account

manager in the semiconductor industry. I was born and raised in New York City and after graduation, I enlisted in the United States Marine Corps in 1992. I served 21 years

of active service, while being stationed in many places throughout the world, and deployed to both Iraq and Afghanistan. Since my retirement from active duty,

I have worked for various companies (Nordson, Honeywell and ASML) in the supply chain management sector.

We have 3 children (Kieran - 25, Ayden 20 and Abby - 18). I would like to take a more active role in the community and becoming part of the

planning and zoning commission is a perfect start. Joining the planning and zoning commission will give me an opportunity to do my part in our ever growing

community. We have a love for the outdoors and enjoy a wide range of activities to include boating, gardening, hiking, traveling and skiing.

I look forward to hearing from you. Regards, Jim



Candidate Information Form

Date: 12/13/2023

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

Board of Zoning Appeals

Planning & Zoning Commission

Full Name: Ashton T. Singleton

Home Address: 5989 Archies Drive.
Ravenel, SC 29470

Phone Number: (843) 471-5325

Email Address: ashtontsing@gmail.com

Please provide a short bio about yourself:

I am a lifelong resident and community leader inside the town of Ravenel, where I am dedicated and committed to serving my community. I am a energetic, local entrepreneur who possesses amazing leadership skills. I am in tuned with the community and I plan on staying that way. I have great ideas and a vision for our town. Integrity, honesty and commitment.

TOWN OF RAVENEL

1st Reading: 11/28/2023

Introduced by: Robert Cochran

2nd Reading:

Date: 11/28/2023

ORDINANCE 18-23

AMENDING THE BUSINESS LICENSE ORDINANCE OF THE TOWN OF RAVENEL TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the TOWN of RAVENEL is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 17-21 on 10/06/2021, in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the TOWN Council of Ravenel (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act, and to make other minor amendments as recommended by the Association;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the TOWN of RAVENEL, as follows:

SECTION 1. Amendments to Appendix A. Appendix A to the Current Business License Ordinance, the "Business License Rate Schedule," is hereby amended as follows:

- (a) Class 8.3 is hereby amended by deleting the NAICS Codes and replacing them with NAICS 517111, 517112, 517122 – Telephone Companies.
- (b) Class 8.6 is hereby amended and restated in its entirety to read as follows: "**8.6 NAICS Code Varies – Billiard or Pool Tables**. A business that offers the use of billiard or pool tables shall be subject to business license taxation under its natural class for all gross income of the business excluding the gross income attributable

to the billiard or pool tables. In addition, the billiard or pool tables shall require their own separate business licenses pursuant to SC Code § 12-21-2746 and shall be subject to a license tax of \$5.00 per table measuring less than 3½ feet wide and 7 feet long, and \$12.50 per table longer than that.”

SECTION 2. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” is hereby amended and restated as set forth on the attached Exhibit A.

SECTION 3. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2024.

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

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

APPENDIX B

Classes 1 – 8: Business License Class Schedule by NAICS Codes

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	2
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	1
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	7
54	Professional, scientific, and technical services	5
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	4
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	4
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2023 Class Schedule is based on a three-year average (2017 - 2019) of IRS statistical data.

TOWN OF RAVENEL

1st Reading: 11/28/23
2nd Reading:

Introduced by: Jim Rodgers
Date: 11/28/23

ORDINANCE NO. 19-23

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE GOLDEN GROVE DEVELOPMENT AGREEMENT

WHEREAS, on January 11, 2022, the Town and Golden-Grove entered into that certain Development Agreement (“Original Agreement”), incident to the future development of approximately five hundred ninety-seven and 64/100 (597.64) acres of real property, which Original Agreement was recorded on January 12, 2022, in the Office of the Register of Deeds of Charleston County, South Carolina (the “ROD”), in Book 1667 at Page 366; and,

WHEREAS, the Town, Golden-Grove and Charleston County entered to that certain First Amendment to the Golden Grove Development Agreement dated January 11, 2022, and recorded in the ROD in Book 1067 at Page 374 (“First Amendment,” and together with the Original Agreement, collectively, the “Golden Grove Development Agreement”); and,

WHEREAS, -the Town, Golden-Grove and Charleston County now wish to further amend the Development Agreement to better address the terms, standards and conditions of the roads, stormwater, and other infrastructure within the Golden-Grove development; and,

WHEREAS, the Act permits amendment of the Agreement with mutual consent of the Owner and the Town-~~[Section 6-31-100]~~; and,

WHEREAS, ~~this definition of conditions and standards of the roads, stormwater and other infrastructure within the Golden-Grove development is not a major modification of the Agreement, and therefore no public notice or public hearing is required for this Amendment [Section 6-31-60(B)]~~a public hearing was held on December 19, 2023; and,

WHEREAS, Town Council finds that this Amendment is in the best interest of the Town and its Citizens;

NOW THEREFORE, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both the Town of Ravenel and Owner by entering this Amendment, and to encourage well planned development by Owner,

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

The above recitals are hereby incorporated into this Amendment, together with the South Carolina General Assembly findings as set forth under Section 6-31-10(B) of the Act.

The Mayor shall be authorized and empowered to execute on behalf of the Town the Second Amendment to The Golden Grove Development Agreement which is attached hereto as Exhibit 1 and incorporated herein by reference.

Except as expressly set forth in this Amendment, the remainder of the Golden Grove Development Agreement shall remain unmodified and in full force and effect.

ADOPTED this _____2023, at Ravenel, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

**Mayor or Presiding Member
of Council**

Attestation Signature – Clerk-Treasurer

William B. Harvey, III
Approval – Corporation Counsel

TOWN OF RAVENEL

Introduced by: Mayor Stephen Tumbleston

Date: December 19, 2023

RESOLUTION #2023-09

A RESOLUTION FOR THE ALLOCATION OF SOUTH CAROLINA PARKS, RECREATION, AND TOURISM FUNDING FROM SOUTH CAROLINA FISCAL YEAR 2023-2024 BUDGET

WHEREAS through the efforts of Mayor Tumbleston and State Representative Lieber, the State Legislature allocated \$500,000 as a non-recurring line item in the South Carolina Parks, Recreation, and Tourism Fiscal Year 2023-2024 Budget for Town of Ravenel Town Improvements; and

WHEREAS the Town of Ravenel Town Council has determined that \$38,295 of this funding should be allocated to Ravenel Hall / Ballfield Fencing and Dugouts, \$268,954 allocated to the Ravenel Hall / Ballfield Landscaping, and \$192,751 allocated to the asbestos and mold mitigation and demolition of the Old E.B. Ellington School main building.

NOW THEREFORE be it resolved that the Town Council hereby approves this proposal for this funding source as described above and authorizes the Mayor to execute the required documentation as required by the office of the South Carolina Parks, Recreation, and Tourism.

APPROVED AND ADOPTED this 19th day of December 2023 at Ravenel, South Carolina, in Town Council duly assigned.

Attest:

Mayor Stephen W. Tumbleston

Signature Attest – Clerk-Treasurer

RESOLUTION NO. 2023-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RAVENEL, SOUTH CAROLINA, TO ADJUST THE COMPENSATION OF THE TOWN ADMINISTRATOR AND TOWN TREASURER

WHEREAS, the Town Council of the Town of Ravenel agrees to a compensation increase and/or discretionary bonus amounts for the Town Administrator and Town Treasurer as supported by research conducted by the Mayor; and,

WHEREAS, the Mayor has presented these changes to the Town Council for review; and,

WHEREAS, The Town Council of the Town of Ravenel has determined that the compensation increase and/or discretionary bonus amounts is required and necessary for the efficient operation of Town business and for the Town to remain competitive in its current labor market;

NOW BE IT THEREFORE RESOLVED that Town Council hereby approves the proposal presented by the Mayor to adjust Town staff compensation and wages as required by South Carolina state law.

APPROVED AND ADOPTED this 19th day of December 2023 at Ravenel, South Carolina, in Town Council duly assigned.

Attest:

Mayor Stephen W. Tumbleston

Signature Attest – Clerk-Treasurer