



Town of Ravenel
5962 Highway 165, Suite 100
Ravenel, SC 29470
Office: (843) 889-8732
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Town of Ravenel Regular Council Meeting

January 30, 2024, 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. December 19, 2023 – Public Hearing and 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 / Facilities Manager Report
8. Reports of Commissions, Boards, and Committees
 - a. Sewer Advisory Board – 1/17/24 Meeting (No Current Recommendations)

- b. Planning & Zoning Commission
 - i. Recent Meeting on January 4, 2024
 - 1. Report regarding MA2024-01 included in packet
 - ii. Upcoming Meeting on February 1
 - 1. Request MA2024-02
 - c. Board of Zoning Appeals
 - i. No Recent Meeting
9. Old Business
10. New Business
 - a. Election of 2024-2026 Mayor Pro-Tem
 - b. Introduction of Ordinance 01-24 (MA2024-01 Rezoning)
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
PUBLIC HEARING AND REGULAR TOWN COUNCIL MEETING
TUESDAY, DECEMBER 19, 2023
5:45 P.M.**

The Public Hearing and Regular Town Council Meeting of the Town of Ravenel was held Tuesday, December 19, 2023, 5:45 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of Council were present: Robert Cochran, Jim Rodgers, Jr., W. Buckey Waters (Mayor Pro Tem), Terry Wilkinson, and Mayor Stephen Tumbleston who presided. LaJuanda Brown and Andrea Gail Farior were absent. Also, in attendance were 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.

Public Hearing for the Golden Grove Development Agreement – 2nd Amendment:

This Public Hearing was called to order at 5:45 p.m. A quorum was present to conduct business.

There were no Public Comments.

This Public Hearing closed at 5:47 p.m.

Regular Meeting Agenda:

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. Swearing-In Ceremony

Before the meeting, incumbent Mayor Stephen Tumbleston, Councilmember Jim Rodgers, Jr., Councilmember W. Buckey Waters, and newly elected Councilmember Cora Lee Singleton were sworn into office by The Honorable Magistrate Sheryl M. Perry.

b. January Town Council Meeting

In January, the Town Council will appoint a new Mayor Pro Tem.

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

None.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. APPROVAL OF MINUTES

a. October 31, 2023 – Regular Council Meeting

Councilmember Cochran made a motion to approve the October 31, 2023, Regular Meeting Minutes; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

b. November 28, 2023 - Regular Council Meeting

Councilmember Wilkinson made a motion to approve the November 28, 2023, Regular Meeting Minutes; this motion was seconded by Councilmember Waters. 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

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. He encouraged Town officials, staff, and residents to contact him with any questions or concerns.

c. Clerk-Treasurer

Ms. Wood provided Council with the November 2023 General and Sewer Fund Financial Reports.

The Municipal Association of South Carolina will be hosting the annual Hometown Legislative Action Day event in Columbia on February 6, 2024. Councilmembers should contact Ms. Wood if interested in attending.

d. Town Administrator and Planner

Mr. Hemmer shared information from his report provided to the Council. He discussed information regarding the submission of a legislative grant for the purpose of renovations at the Old E.B. Ellington School Site, recent correspondences with Dominion Energy and SCDOT, and reporting requirements from the South Carolina Ethics Board. To date, 126 Zoning Permits have been issued.

e. Town Code Inspector and Facilities Manager

Mr. Moffitt provided Councilmembers with a copy of his report on pending enforcement cases, information regarding repairs and upgrades at Town facilities, and the status of work order requests submitted to Charleston County and SCDOT.

8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES

a. Sewer Advisory Board

No recent meetings.

b. Planning & Zoning Commission

i. Recent Meeting: December 7, 2023

Two rezonings were originally scheduled, but one withdrew prior to the meeting. There was a Public Hearing for the rezoning of property at 4278 and 4292 Savannah Highway from Agricultural Residential (AR) to General Business (GB). Nearby residents attended to express their opposition to the request. Commissioners recommended denial of the rezoning; however, the developer withdrew the request the following day. Site Plans for East Coast Hydraulics and Parson's Tax Office were approved.

ii. Upcoming Meeting: January 4, 2024

Rezoning Request for TMS #: 188-00-00-116 located off Drayton Street from Agricultural Residential (AR) to Residential Three (R-3).

Two seats (Chairman Jerry Jackson and Vice-Chair Laurie Infinger) on the Commission have expired. Mr. Jackson will not be seeking reappointment. Ballots completed by the Council unanimously reappointed Laurie Infinger and newly appointed Commissioner Jim O'Gallagher.

c. Board of Zoning Appeals

i. Recent Meeting: December 12, 2023

Board members approved a Special Exception Use with restrictions for an electrical contractor in a General Business zoned district.

9. OLD BUSINESS

a. 2nd Reading 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 second reading of Ordinance 18-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

b. 2nd Reading of Ordinance 19-23 (Golden Grove Development Agreement – 2nd Amendment)

An ordinance approving the second amendment to the Golden Grove Development Agreement.

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

10. NEW BUSINESS

a. Resolution 2023-09 (SCPRT Funding)

A resolution for the allocation of South Carolina Parks, Recreations, and Tourism funding from South Carolina Fiscal Year 2023-2024 Budget.

Councilmember Wilkinson made a motion to approve Resolution 2023-09; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

11. PUBLIC COMMENTS (3 MINUTES)

None.

12. TOWN COUNCIL COMMENTS

None.

13. EXECUTIVE SESSION

Pursuant to South Carolina Code Section 30-4-70(A)(1), discussion of employment issues.

Councilmember Waters made a motion to enter Executive Session at 6:18 p.m.; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

Councilmember Waters made a motion to return to Open Session at 6:51 p.m.; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

14. ACTION/S AS A RESULT OF EXECUTIVE SESSION

a. Resolution 2023-10 (Wage Adjustments for 2024)

A resolution of the Town Council of the Town of Ravenel, South Carolina, to adjust the compensation of the Town Administrator and Town Treasurer.

Councilmember Cochran made a motion to approve Resolution 2023-10; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

15. ADJOURNMENT

Councilmember Waters made a motion to adjourn at 6:52 p.m.; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.



Mayor Stephen Tumbleston

LaJuanda Brown

Robert Cochran

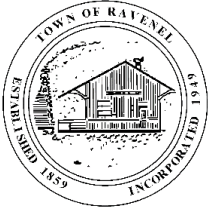
Jim Rodgers, Jr.

Cora Lee Singleton

W. Buckey Waters

Terry Wilkinson

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



TOWN OF RAVENEL
Code Enforcement
Grounds & Facilities
Report for: January, 2024

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.

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. Received phone call from grandmother of tenant. Tenant will not be returning to Ravenel to tear the mobile home down. I met w/demolition company on 1/19 at 1400 to get an estimate for the removal of the derelict mobile home. Received estimate and passed in on to Ms. Bing who is looking for someone else to complete the demo at a cheaper price.

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. Violation was not corrected by 1/12. Final Notice of Violation delivered to resident on 1/16. Reinspection to occur on 1/29.

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. Property was not w/in standard. Final Notice of Violation will be hand delivered to the resident on 12/29. Resident will have until 1/8 to have violation resolved or a summons for violation of Ord. Ch. 20, Sect. 120, will be written. Accumulated trash/garbage removed from the residence. No further action.

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. Received message from Sgt. Wade on 12/31 regarding the habitability of this mobile home. Will reinspect and restart Derelict Mobile Home process w/Magistrate. Reinspection occurred on 1/4. Complaint & Rule to Show Cause left in the door of the mobile home on 1/5. Will continue process on 1/22. Received phone call from Natalie. Robert Morris would like to repair the mobile home so his uncle (Raleigh Hodges Sr.) can stay there. Derelict MH Hearing set-up for 1400 on 2/6.

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. This property was sold at a delinquent tax sale in December 2023. Heirs have one year from date of sale to pay off taxes and recoup the property. Contact request sent to Angela Marie Davis via certified mail on 12/21. Spoke w/son of deceased, Clarence Davis Jr. on 12/29. He is going to get in contact w/Office of Delinquent Tax Sales to find out what he needs

to do IOT reclaim the property. He has already filed paperwork w/Probate Court. Will send him results of inspection conducted on 1/11/2024. Spoke w/Davis Jr. on 1/20/2024. He and sister are looking to have MH demolished at their expense. Informed him of removal of electrical lines from power poles, cleaning of septic tank, and zoning permit before HE brought onto property.

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. Met w/Mr. Collison and Mr. Hemmer on 1/10. Explained building permit process to Mr. Collison again and Mr. Hemmer sent him an e-mail of all contractors who have worked in the town previously in order for him to select anyone he wanted who was local .

6303 Savannah Hwy – Sent letter to Circle K to inform them of the unserviceable gates that are supposed to secure the two trash dumpsters. Corporation has until January 15, 2024 to repair, replace, or contact me w/a plan to correct the issue. Spoke w/Facilities Manager for the Carolina Region on 1/18. Gates will be repaired w/in 2-3 wks.

Grounds & Facilities (Working)

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

Grounds & Facilities (Completed Since Last Report)

Contractor completed laying of brick on 1/10/24 for the pillar built around the G.W. Tumbleston plaque.

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.

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.

Work Requests (Completed Since Last Report)

Request for SCDOT to repair two potholes on Miley Hill Rd.

Request for County Public Works to scrape Overhill St. to remove potholes.

Request for SCDOT to repair pothole on Hwy. 165 completed.

Request for SCDOT to repair pothole on Octavia Ave completed.

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

Planning and Zoning Report from January 4, 2024 (request MA2024-01):

PUBLIC HEARING AND REGULAR MEETING:

MA2024-01: The request is to change the zoning district for a 97-acre parcel with TMS #188-00-00-116 off of Drayton Street. This is adjacent to Rice Hope Subdivision and behind Ravenel Hall; in about the center of the original town.



The property is currently zoned Agricultural Residential (AR) and the request is to rezone it to Residential Three (R-3). The property is adjacent to AR on the east, west, and south and R-3 on the north. I provided this information at the beginning of the Public Hearing and reminded everyone that the Planning & Zoning Commission makes a recommendation to the Council only.

The meeting was properly noticed, advertised, and posted and began at 6:00 pm. Approximately 60 residents attended the Public Hearing and meeting. However, this is unconfirmed as one of the residents took one of our sign-in sheets. Vice-Chairman (later elected Chairman) Infinger led the, approximately hour-long Public Hearing with eight residents speaking and two emailed letters being read into the record.

A summary of comments and concerns is below:

- Concern about congestion and traffic.
- Concern about the process, flooding, erosion, impact on nearby equine owners, cost to taxpayers, traffic, Ravenel's identity as an agricultural community, loss of access to nature-based activities and lower cost of living. An online petition was noted and hardcopies of a presentation were distributed.
- "Why can't this be another Rice Hope?", Concern about Ravenel's identity and references to our Comprehensive Plan regarding housing density.
- Concern about loss of countryside, rental property, safety, children being able to play outside and residents being able to leave doors unlocked, and traffic.
- Adjacent to property, concerned with privacy, but suggests a limit to the number of homes, a 100' buffer to Rice Hope, and a restriction to single-family owner-occupied homes. Concerned about traffic.
- Let down by Council and Mayor campaign promises, concerned about woodpeckers and loss of natural habitat. Claims this has been "in the works".
- Upset with Mayor's campaign promises, concerned about density and traffic. Claims this has been "in the works". Suggests the Mayor should be recalled.

There was also a statement by a representative of the trust regarding the history of the property and the wishes of the prior owner. Throughout each of these statements, the attendees clapped and cheered and spoke over each other at times.

THE PUBLIC HEARING WAS CLOSED AND THE REGULAR MEETING CONVENED.

Vice Chairman Infinger requested to reorder the agenda to get right into the business of request MA2024-01 and the other Commissioners agreed.

Ms. Grace Tumbleston provided a presentation on behalf of the Family, noting the history of the property in the Tumbleston family goes back to 1938 and original plats were for 1/2 -acre lots with no concern for the wetlands. Of the 96.54 acres, about 12 are wetlands, 11 would be required for stormwater ponds, and around 10 for right-of-way; leaving about 63 acres for housing. Currently about 75 homes could be built in the AR zoning and the expense for the infrastructure would be significantly more than it would be for about 160 homes. There could be multiple access points provided on existing public right-of-way to help minimize any traffic impact to Drayton Street. Ms. Tumbleston indicated there is not a buyer at this time, but the family would enter into a development agreement that would guide the specifics of the development. Attorney Nicole Scott joined Ms. Tumbleston to answer questions and indicated that there are some restrictions as to what the Town can ask for during a rezoning, noting that a Site Plan is the step where suggestions can be made, and a Traffic Impact Study will be provided.

The attendees were reminded that the Commission is to be in control of the meeting and all questions are to be asked of the Commission. The Commission did take questions from the residents. It was noted that if the family were hoping to put 160 homes on 62 acres, that density was a minimum lot size of 16,880 sf. The affordability of homes that could be built on the property seemed to be a critical issue. Attendees continued to ask questions regarding traffic, benefits to the Town, and impacts to wetlands. However, the attendees eventually became generally unruly. There were several warnings from myself and members of the Commission to maintain decorum. Eventually, Vice-Chairman Infinger had to clear the room to maintain order and continue the decision process. She reminded the attendees that they

could listen-in online and the door was not closed. However, the crowd remained unruly in the hallway, going so far as to heckle me when I tried to quiet them.

Commissioner Masi introduced a motion to recommend approval of the rezoning, Commissioner Barron seconded the motion. Commissioner Masi indicated the maximum number of homes was not great and there will be much more information requiring approval during the Site Plan process. There was more discussion regarding the density and the process of when a seller decides to rezone property and when a buyer might become involved. There was also continued discussion regarding the affordability of homes on smaller lots as a benefit to the Town. **After this discussion, the Commission voted 4 to 1 to recommend approval.**

The Commission proceeded with business. Laurie Infinger was elected as Commission Chairman and Eric Grant was elected as Vice-Chairman. Minutes for November 2, 2023 and December 7, 2023 were approved.

Some attendees returned to the room. During the final public comment period at which time one attendee indicated they would like to speak, stating that she felt the P&Z Commission had the power to and should stop this development. Out-of-turn questions continued, but Chairman Infinger closed the period and adjourned the meeting.

It was noted that the next meeting date is February 1, 2024 and will include another rezoning request.



TOWN OF RAVENEL

1st Reading: 1/30/2024
2nd Reading:

Introduced by:
Date: 1/30/2024

ORDINANCE 01-24

AN ORDINANCE REZONING 96.54 ACRES OF PROPERTY LOCATED ON DRAYTON STREET WITH TMS #188-00-00-116 FROM AGRICULTURAL RESIDENTIAL (AR) TO RESIDENTIAL THREE (R-3)

WHEREAS, the property known as TMS Parcel Identification Number 188-00-00-116 is currently zoned Agricultural Residential; and

WHEREAS, the current owner/agent thereof has applied for a change in the zoning district applicable to the parcels to Residential Three zoning; 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 (MA2024-01) 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 January 4, 2024; and

WHEREAS, in compliance with Section 1.11 of the Town of Ravenel Zoning Code, The Planning and Zoning Commission recommends approval of the request to the Town Council for adoption by ordinance;

NOW BE IT THEREFORE ORDAINED that the property located on Drayton Street with TMS Number #188-00-00-116, be and hereby is, rezoned from an Agricultural Residential zoning district to a Residential Three 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