



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

March 26, 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. IN-PERSON ATTENDANCE MAY BE LIMITED.

IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA EMAIL: [TOWNADMINISTRATOR@TOWNOFRAVENEL.COM](mailto: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. Rural Infrastructure Authority Grant
  - b. Legislative Grant Funding
  - c. Ravenel Hall Updates
  - d. 2024 Goal Setting
  - e. Does anyone wish to speak during item #11 – Public Comments?
4. Approval of Agenda
  - a. Recusals/Conflicts of Interest
5. Approval of Minutes:
  - a. February 27, 2024 – 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 – No recent meeting
  - b. Planning & Zoning Commission
    - i. Recent Meeting on March 7, 2024
      1. P&Z will be working on Political Sign Code Changes
      2. Approved Golden Grove Conditional Plat
    - ii. Next Meeting on April 4, 2024
      1. Three rezoning requests so this is a Public Hearing
    - iii. May 2, 2024 Meeting
      1. Will include Site Plan Reviews and need Council Representative
  - c. Board of Zoning Appeals
    - i. Meeting on March 12, 2024
      1. Special Exception Use for a Specialty Trade Contractor (Closet Business) to operate in a GB-zoned district at 5605 Savannah Highway was approved
9. Old Business
  - a. Second Reading of Ordinance 02-24 (Rezoning #187-00-00-062 to R-3)
  - b. WITHDRAWN - Ordinance 03-24 (Rezoning #187-00-00-064 from R-2 to SW)
  - c. Resolution 2024-02 (Off-Duty Deputy Increase)
  - d. Motion to move Ordinance 01-24 (Request MA2024-01) from tabled
  - e. Introduction of Ordinance 01-24 (Rezoning #188-00-00-116 to R-3)
10. New Business
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 and Section 30-4-70(A)(2), discussion of negotiations incident to proposed contractual arrangements.
14. Action/s as a Result of Executive Session
15. Adjournment

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

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

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

**1. CALL TO ORDER & ROLL CALL**

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

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

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

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

**a. Ravenel Hall Construction Updates**

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

**b. 2024 Goal Setting**

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

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

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

**4. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**5. APPROVAL OF MINUTES**

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

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

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

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

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

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

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

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

### **a. Town Attorney**

None.

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

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **9. OLD BUSINESS**

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

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

## **10. NEW BUSINESS**

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

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

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

**b. Ordinance 03-24**

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

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

**c. Resolution 2024-01**

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

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

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

**d. Resolution 2024-02**

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

Postponed until the March Town Council Meeting.

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

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

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

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

**12. TOWN COUNCIL COMMENTS**

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

**13. EXECUTIVE SESSION**

None.

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

None.

**15. ADJOURNMENT**

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



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**Mayor Stephen Tumbleston**

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**LaJuanda Brown**

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**Robert Cochran**

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**Jim Rodgers, Jr.**

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**Cora Lee Singleton**

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**W. Buckey Waters**

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**Terry Wilkinson**

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

# Town of Ravenel

## Preliminary Balance Sheet

As of February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100-1010 Payroll Banking	9,451.01
100-1030 General Fund Banking	594,585.08
100-1130 Meeting & Accom	375.88
100-1140 LGIF	2,282,594.52
100-1145 LGIF (Recovery Act)	2,738.74
<b>Total Checking/Savings</b>	2,889,745.23
<b>Accounts Receivable</b>	
Accounts Receivable	2,001.68
<b>Total Accounts Receivable</b>	2,001.68
<b>Other Current Assets</b>	
100-1040 Petty Cash	145.00
100-1200 BW CD#1610438	318,257.30
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
<b>Total Other Current Assets</b>	1,599,714.87
<b>Total Current Assets</b>	4,491,461.78
<b>Fixed Assets</b>	
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
<b>Total Fixed Assets</b>	0.00
<b>Other Assets</b>	
100-1300 DUE FROM COUNTY	1,219.14
100-1310 DUE FROM STATE	49,829.87
100-1460 INTEREST RECEIVABLE	1,280.00
<b>Total Other Assets</b>	52,329.01
<b>TOTAL ASSETS</b>	<b>4,543,790.79</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	-200,000.35
<b>Total Accounts Payable</b>	-200,000.35
<b>Credit Cards</b>	
100-1040 Card Services	1,479.52
<b>Total Credit Cards</b>	1,479.52
<b>Other Current Liabilities</b>	
100-2050 Accrued Payroll	7,777.09
100-2060 Payroll Liabilities	



**Town of Ravenel**  
**Preliminary Balance Sheet**  
As of February 29, 2024

	Feb 29, 24
100-2070 FICA	1,167.65
100-2080 Life Insurance	140.33
100-2090 MEDICARE	273.07
100-2100 SC W/H	-244.36
100-2110 US W/H	192.00
100-2060 Payroll Liabilities - Other	13,276.67
<b>Total 100-2060 Payroll Liabilities</b>	<b>14,805.36</b>
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
100-6200 Due to Sewer	-2,445,113.42
<b>Total Other Current Liabilities</b>	<b>-2,615,417.78</b>
<b>Total Current Liabilities</b>	<b>-2,813,938.61</b>
<b>Total Liabilities</b>	<b>-2,813,938.61</b>
<b>Equity</b>	
100-3010 Fund Balance	7,061,373.18
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	364,382.79
<b>Total Equity</b>	<b>7,357,729.40</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,543,790.79</b>

# Town of Ravenel

## Preliminary Profit & Loss YTD Comparison

February 2024

	Feb 24	Jan - Feb 24
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
100-4100 ACCOMODATION TAX	0.00	290.76
100-4120 LOCAL GOVT FUND DIST	15,637.88	15,637.88
100-4130 BUSINESS LICENSE	26,305.53	27,622.56
100-4160 Charleston Cty Permits	28.10	75.00
100-4161 CC&I Permit Fees	337.06	337.06
100-4170 CPW WATER SERVICE FEE	567.02	1,017.73
100-4200 FRANCHISE FEE	118,958.46	118,958.46
100-4250 LOST PROPERTY TAX	47,742.04	47,742.04
100-4260 LOST REVENUE FUND	35,252.04	35,252.04
100-4280 MERCHANTS INVENTORY	0.00	35.43
100-4460 TNC Act	75.89	75.89
100-4500 HALL RENTAL	1,600.00	1,600.00
100-4510 ZONING PERMITS		
REZONING	0.00	150.00
SIGN PERMIT	0.00	50.00
VARIANCE	250.00	250.00
100-4510 ZONING PERMITS - Other	1,252.25	1,785.50
<b>Total 100-4510 ZONING PERMITS</b>	1,502.25	2,235.50
100-4600 INTEREST	10,947.91	22,798.53
100-4800 Grant Revenue	0.00	500,000.00
<b>Sewer</b>		
Sewer collection fees	0.00	0.00
<b>Total Sewer</b>	0.00	0.00
<b>Total Income</b>	258,954.18	773,678.88
<b>Gross Profit</b>	258,954.18	773,678.88
<b>Expense</b>		
100-5100 Payroll Exp		
100-5101 PAYROLL	23,302.76	55,148.90
100-5102 Contract Emp Payroll	4,040.00	9,020.00
100-5120 PAYROLL TAX	1,782.66	4,218.89
100-5100 Payroll Exp - Other	79.25	148.00
<b>Total 100-5100 Payroll Exp</b>	29,204.67	68,535.79
100-5130 SC RETIREMENT EXPENSE		
Defered Compensation	90.00	120.00
100-5130 SC RETIREMENT EXPENSE - Other	2,806.60	5,343.65
<b>Total 100-5130 SC RETIREMENT EXPENSE</b>	2,896.60	5,463.65
100-5240 MEETINGS		
Accomodations	474.40	474.40
Membership Dues	0.00	1,068.36
Training	0.00	69.00
100-5240 MEETINGS - Other	225.00	500.00
<b>Total 100-5240 MEETINGS</b>	699.40	2,111.76
100-5245 MILEAGE	246.02	246.02
100-5246 Per Diem	125.00	125.00
100-5250 Office Expenses		
Cell Phones, Ipads	390.14	585.16
Payroll Subscription	0.00	850.00
POSTAGE	463.66	714.73
Software & Equip	1,372.59	2,772.12
Storage Unit	592.50	592.50

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**February 2024**

	Feb 24	Jan - Feb 24
100-5250 Office Expenses - Other	1,349.62	2,524.18
<b>Total 100-5250 Office Expenses</b>	<b>4,168.51</b>	<b>8,038.69</b>
100-5352 Intuit Transaction Fee	312.95	371.51
100-5422 ADVERTISING	0.00	59.68
100-5427 LANDSCAPE & LITER		
100-5231 LANDSCAPE	7,393.58	14,787.16
<b>Total 100-5427 LANDSCAPE &amp; LITER</b>	<b>7,393.58</b>	<b>14,787.16</b>
100-5444 Public Works	0.00	0.00
100-5445 STREET LIGHTS	4,920.98	8,065.96
100-5470 VEHICLE EXPENSE	152.27	309.33
100-5530 BENNETT PARK		
Maintenance	0.00	1,050.00
Utilities	155.00	233.00
<b>Total 100-5530 BENNETT PARK</b>	<b>155.00</b>	<b>1,283.00</b>
100-5560 Rantowels Grove		
Utilities	177.00	257.00
<b>Total 100-5560 Rantowels Grove</b>	<b>177.00</b>	<b>257.00</b>
100-5630 COMMUNITY PROGRAMS		
Christmas	0.00	63.74
Farmers Market	45.00	45.00
<b>Total 100-5630 COMMUNITY PROGRAMS</b>	<b>45.00</b>	<b>108.74</b>
100-5730 DEPOT		
100-5733 Restroom Open/Close		
Cleaning	540.00	540.00
<b>Total 100-5733 Restroom Open/Close</b>	<b>540.00</b>	<b>540.00</b>
Fire & Sprinkler System	0.00	232.71
Internet Service	121.85	365.55
MAINTENANCE	250.00	446.16
Restrooms	50.43	50.43
Security Camera	140.00	280.00
UTILITIES	85.86	238.82
<b>Total 100-5730 DEPOT</b>	<b>1,188.14</b>	<b>2,153.67</b>
100-5760 RAVENEL HALL		
Internet Service	97.98	593.94
Sanitation	0.00	73.25
Security Cameras	65.00	130.00
UTILITIES	390.58	726.61
<b>Total 100-5760 RAVENEL HALL</b>	<b>553.56</b>	<b>1,523.80</b>
100-5777 Ravenel Ballfield		
UTILITIES	32.60	65.33
<b>Total 100-5777 Ravenel Ballfield</b>	<b>32.60</b>	<b>65.33</b>
100-5810 BEAUTIFICATION	431.72	431.72
100-5838 Ellington; Utilities		
Main	95.52	180.54
100-5838 Ellington; Utilities - Other	163.88	327.76
<b>Total 100-5838 Ellington; Utilities</b>	<b>259.40</b>	<b>508.30</b>
100-5990 UTILITIES; License Pla	85.00	125.00

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**February 2024**

	Feb 24	Jan - Feb 24
<b>100-5990 UTILITIES; Town</b>		
License Plate Readers	21.59	43.18
Security Camera Lease	125.00	250.00
Telephone & Internet	0.00	1,024.45
TOWN HALL CAMERA	60.00	120.00
Town Hall Renovations	0.00	3,000.00
100-5990 UTILITIES; Town - Other	6,301.22	6,323.72
<b>Total 100-5990 UTILITIES; Town</b>	6,507.81	10,761.35
<b>Capital Projects; Ravenel Hall</b>	269,756.17	273,044.59
<b>INSURANCE</b>		
100-5324 HEALTH INSURANCE		
100-5326 DENTAL INSURANCE	-278.00	-612.29
100-5324 HEALTH INSURANCE - Other	3,954.76	9,713.82
<b>Total 100-5324 HEALTH INSURANCE</b>	3,676.76	9,101.53
100-5325 GENERAL INSURANCE	175.10	175.10
<b>Total INSURANCE</b>	3,851.86	9,276.63
<b>LEGAL FEES</b>		
100-5423 Attorney Fees	5,203.10	5,203.10
LEGAL FEES - Other	0.00	1,022.50
<b>Total LEGAL FEES</b>	5,203.10	6,225.60
<b>SUBSCRIPTION</b>	0.00	450.00
<b>Total Expense</b>	338,366.34	414,329.28
<b>Net Ordinary Income</b>	-79,412.16	359,349.60
<b>Net Income</b>	<b>-79,412.16</b>	<b>359,349.60</b>

**Town of Ravenel**  
**Preliminary Balance Sheet**  
As of February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
200-1010 BOW-Sewer Account	36,223.87
200-1020 Impact Fees	430,498.56
<b>Total Checking/Savings</b>	466,722.43
<b>Accounts Receivable</b>	
200-1400 Accounts Receivable	
Accounts Receivable	600.00
200-1400 Accounts Receivable - Other	-600.00
<b>Total 200-1400 Accounts Receivable</b>	0.00
<b>Total Accounts Receivable</b>	0.00
<b>Other Current Assets</b>	
200-1200 BW CD#1610439	617,600.35
200-1320 Due from CWS	3,786.65
200-1450 Prepaid expenses	490.79
200-1500 Accrued Interest Income	371.55
<b>Total Other Current Assets</b>	622,249.34
<b>Total Current Assets</b>	1,088,971.77
<b>Fixed Assets</b>	
200-1540 Wastewater System	4,861,209.92
200-1550 Accumulated Deprec	-1,354,217.77
<b>Total Fixed Assets</b>	3,506,992.15
<b>TOTAL ASSETS</b>	<b>4,595,963.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
*Accounts Payable	-0.10
200-2020 Prio Year A/P	0.10
<b>Total Accounts Payable</b>	0.00
<b>Other Current Liabilities</b>	
200-1380 Due to/fr General	1,122,639.44
200-2000 Accounts Payable	6,237.50
<b>Total Other Current Liabilities</b>	1,128,876.94
<b>Total Current Liabilities</b>	1,128,876.94
<b>Total Liabilities</b>	1,128,876.94
<b>Equity</b>	
200-3100 Unrestricted Net Assets	-800,430.66
200-3140 Fund Bal Expansion	191,127.00
200-3150 Fund Bal Inv in Cap	3,871,582.65
Net Income	204,807.99
<b>Total Equity</b>	3,467,086.98
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,595,963.92</b>

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**February 2024**

	Feb 24	Jan - Feb 24
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
200-4100 CPW Sewer Collection	5,033.19	5,033.19
200-4115 Impact Fees	0.00	155,730.00
<b>Sewer Collection Fees</b>		
200-4130 Origination	0.00	25.00
200-4140 Tap & Inspection Fees	0.00	700.00
200-4150 Administration Fees	0.00	62,482.00
200-4151 Construction Review	0.00	700.00
<b>Total Sewer Collection Fees</b>	0.00	63,907.00
<b>Total Income</b>	5,033.19	224,670.19
<b>Gross Profit</b>	5,033.19	224,670.19
<b>Expense</b>		
200-5201 Backflow Testing	85.00	85.00
200-5300 Main (17&162)	3,803.70	6,940.73
200-5301 Engineering Services	3,295.00	3,295.00
200-5330 Pump Maintenance	5,375.62	5,375.62
200-5400 Security Alarm	0.00	1,540.00
200-5510 Locates	2,200.00	2,200.00
<b>200-5560 Consulting Services</b>		
Impact Fee Study		
Rate Study	1,058.06	1,058.06
<b>Total Impact Fee Study</b>	1,058.06	1,058.06
<b>Total 200-5560 Consulting Services</b>	1,058.06	1,058.06
<b>Due to General Fund</b>	-2,011.40	-2,011.40
<b>Utilities</b>		
200-5990 Electric Service	832.79	1,311.92
200-5991 Water Service	46.26	91.26
<b>Total Utilities</b>	879.05	1,403.18
<b>Total Expense</b>	14,685.03	19,886.19
<b>Net Ordinary Income</b>	-9,651.84	204,784.00
<b>Other Income/Expense</b>		
<b>Other Income</b>		
200-4600 Interest	13.93	23.99
<b>Total Other Income</b>	13.93	23.99
<b>Net Other Income</b>	13.93	23.99
<b>Net Income</b>	<b>-9,637.91</b>	<b>204,807.99</b>



# TOWN OF RAVENEL

## Town / Planning & Zoning Administrator

### Report for March 2024

March 26, 2024

#### 1. Administration Updates:

##### a. Statement of Economic Interest

Don't forget that your Statement of Economic Interest is due to the South Carolina State Ethics Commission by noon on March 30, 2024 or you risk incurring a fine. This is not something that the Town can do on your behalf. You will need to go to [ethics.sc.gov](https://ethics.sc.gov) to submit your information.

##### b. 2024 Park and Recreation Development (PAR) Funding

Don't forget to develop and apply for the PAR Funding by May 3, 2024. Our funds available are not to exceed \$5,987.36. PAR funding requires a local 20% match, which means this project should be at least \$7,484.20 to receive the full amount.

##### c. Off-Duty Deputies

Under Old Business, you still have the Resolution for the Charleston County Sheriff's Office regarding the Off-Duty Deputies, and the pay increases should you choose to act. These increases did go into effect February 1 for other Towns. Treasurer Wood is comfortable with the rates increasing after our current contract expires in June.

#### 2. Planning and Zoning Updates:

##### a. Planning & Zoning Commission

The P&Z met on March 7, 2024. Topics included plans for next year and a rewrite of language allowing political signs. This will be an ordinance that the P&Z would like to pursue and Inspector Moffitt has been involved. The P&Z also approved the Conditional Plat for the Hillcrest (Formerly Golden Grove) Phase 1 subdivision.

Upcoming for the P&Z are the following meetings:

- April 4, 2024: There are three rezoning requests, each requiring a Public Hearing, for this meeting:

- o MA2024-03 – This is a request from Don Capodanno of Port City Machinery to rezone his property at 5968 Savannah Highway from General Business to Service Warehouse. This will allow him to operate his Industrial Machinery and Equipment Wholesale Business.

- MA2024-04 – This is a request from Edwin Bitter, the new owner of the properties near and including the Burbage Mobile Home Park. The request is to change the zoning of the 25.26-acre property to the west of the existing park from Agricultural Residential to Residential Three.
- MA2024-05 – Mr. Bitter has withdrawn his earlier request for the property in the front of the park (an ordinance that you previously had introduced) for rezoning from Residential Two to Service Warehouse and instead is requesting it be rezoned to Residential Three.
- May 2, 2024: The P&Z already has a rezoning request and two site plan reviews (WHICH REQUIRE A COUNCIL MEMBER) for this meeting:
  - MA2024-06 – This request is for a property recently annexed into Ravenel off of New Road (previously where The Stables was considered and denied). The property interest would like to rezone the 24.22-acre parcel with a lake from Agricultural Residential to Industrial. They would like to locate a concrete batch plant which is classified as “non-metallic mineral manufacturing” in our code and is a Special Exception Use in the Industrial classification. So even with the rezoning, they will have to gain BZA approval.
  - A Cabinet Manufacturer has submitted a Site Plan for 5978 Savannah Highway. The Use was previously approved as a Special Exception Use and this is still in effect.
  - A Kitchen Warehouse and Showroom has submitted a Site Plan for 6154 Savannah Highway. The property previously received setback variances that are still in effect.

b. Board of Zoning Appeals

The BZA met on March 12, 2024 to hear a Special Exception Use for a Closet Business (Specialty Trade Contractor) to operate in a GB district located at 5605 Savannah Highway (in front of Three Oaks Contractors). This Use was granted with the conditions as indicated in the code.

There are no upcoming meetings for the BZA at this time.



c. Zoning Permits

Since my February report, there have been 38 new permits issued for a total of 53 on the year. This includes the first 25 new home permits in the Hillcrest Subdivision (Formerly Golden Grove) Phase 1. If you have any questions, please feel free to call me.

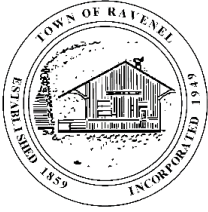
Zoning Permit Index

03/19/24

Permit #	Date Issued	TMS #	Type	Notes
02396	2/14/2024	225-00-00-019	Addition	Addition of lean-to to garage
02397	2/14/2024	188-00-00-291	Mobile Home	Mobile home move-in, tie-down, and utility hookup
02398	2/16/2024	187-00-00-060	Repairs	Electrical service repairs
02399	2/16/2024	187-00-00-166	Mobile Home	Mobile home move-in, tie-down, and utility hookup
02400	2/23/2024	187-00-00-254	Repairs	Roofing permit
02401	2/23/2024	185-00-00-067	Repairs	Roofing permit
02402	2/27/2024	188-00-00-120	Miscellaneous	Installation, including all utilities, of a pool
02403	2/27/2024	187-00-00-365	Miscellaneous	Installation of generator on concrete pad
02404	2/28/2024	187-00-00-001	Accessory Bldg.	3,200 sf agriculture-related accessory building within setbacks
02405	3/4/2024	187-00-00-215	Accessory Bldg.	900 sf agriculture-related accessory building within setbacks
02406	3/4/2024	187-00-00-024	Repairs	Window replacement
02407	3/5/2024	185-00-00-116	Repairs	Wood repairs, painting, flooring
02408	3/15/2024	188-00-00-239	Repairs	Bathtub to shower conversion
02409	3/19/2024	187-00-00-060	Repairs	Changeout panel box, outlets, switches
02410	3/19/2024	175-00-00-075	New Residential	New Home Build per GG Planned Development Agreement
02411	3/19/2024	175-00-00-076	New Residential	New Home Build per GG Planned Development Agreement
02412	3/19/2024	175-00-00-077	New Residential	New Home Build per GG Planned Development Agreement
02413	3/19/2024	175-00-00-078	New Residential	New Home Build per GG Planned Development Agreement
02414	3/19/2024	175-00-00-079	New Residential	New Home Build per GG Planned Development Agreement
02415	3/19/2024	175-00-00-080	New Residential	New Home Build per GG Planned Development Agreement
02416	3/19/2024	175-00-00-084	New Residential	New Home Build per GG Planned Development Agreement
02417	3/19/2024	175-00-00-085	New Residential	New Home Build per GG Planned Development Agreement
02418	3/19/2024	175-00-00-086	New Residential	New Home Build per GG Planned Development Agreement
02419	3/19/2024	175-00-00-087	New Residential	New Home Build per GG Planned Development Agreement
02420	3/19/2024	175-00-00-088	New Residential	New Home Build per GG Planned Development Agreement
02421	3/19/2024	175-00-00-089	New Residential	New Home Build per GG Planned Development Agreement
02422	3/19/2024	175-00-00-090	New Residential	New Home Build per GG Planned Development Agreement
02423	3/19/2024	175-00-00-091	New Residential	New Home Build per GG Planned Development Agreement
02424	3/19/2024	175-00-00-101	New Residential	New Home Build per GG Planned Development Agreement
02425	3/19/2024	175-00-00-102	New Residential	New Home Build per GG Planned Development Agreement
02426	3/19/2024	175-00-00-103	New Residential	New Home Build per GG Planned Development Agreement
02427	3/19/2024	175-00-00-104	New Residential	New Home Build per GG Planned Development Agreement
02428	3/19/2024	175-00-00-105	New Residential	New Home Build per GG Planned Development Agreement
02429	3/19/2024	175-00-00-106	New Residential	New Home Build per GG Planned Development Agreement
02430	3/19/2024	175-00-00-107	New Residential	New Home Build per GG Planned Development Agreement
02431	3/19/2024	175-00-00-108	New Residential	New Home Build per GG Planned Development Agreement
02432	3/19/2024	175-00-00-109	New Residential	New Home Build per GG Planned Development Agreement
02433	3/19/2024	175-00-00-110	New Residential	New Home Build per GG Planned Development Agreement
02434	3/19/2024	175-00-00-111	New Residential	New Home Build per GG Planned Development Agreement



Town / Planning & Zoning Administrator



**TOWN OF RAVENEL**  
Code Enforcement  
Grounds & Facilities  
Report for: March, 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. 2/29; Sent request to Mr. Jones to re-tarp the vehicles and to remove the building debris from in front of the home on the property. Property owner covered building debris and both vehicle's w/tarps. No further action at this time.

5675 Ellington School Rd. – Contact request sent to co-representatives of the lot to have property cleaned up. 55-gallon drums, old outdoor grills, trash, garbage, building materials and two unregistered vehicles litter the grounds.

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.

6021 Branton Rd. Lot #2 – Property currently in violation of Ordinance Ch. 20, Art. V, Sect. 120 – Prohibited Accumulation of Solid Waste. Notice of Violation hand delivered to tenant on 2/5. Tenant has until 3/1/2024 to have violation resolved. Lot inspected on 3/1; violation has been resolved; no further action at this time.

6021 Branton Rd. Lot #3 – Property currently in violation of Ordinances Ch. 20, Art. IV, Sect. 92 – Abandoned or Junked Vehicles and Ch. 20, Art. V, Sect. 120 - Nuisance. Notice of Violation hand delivered to tenant on 2/5. Tenant has until 3/1/2024 to have violations resolved. Lot inspected on 3/1; violation has been resolved; no further action at this time.

6021 Branton Rd. Lot #11 – Property currently in violation of Ordinance Ch. 20, Art. V, Sect. 120 – Prohibited Accumulation of Solid Waste. Notice of Violation hand delivered to tenant on 2/5.

Tenant has until 3/1/2024 to have violation resolved. Lot inspected on 3/1; violation has been resolved; no further action at this time.

6059 Roper Run Rd. Ext. Lot #31 – Property currently in violation of Ordinance Ch. 20, Art. V, Sect. 120 – Prohibited Accumulation of Solid Waste. Notice of Violation hand delivered to tenant on 2/5. Tenant has until 3/1/2024 to have violation resolved. Lot remains in violation; final notice hand delivered to resident; reinspect on 3/18. Lot inspected on 3/18; lot cleaned-up to an acceptable standard. No further action at this time.

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. Hearing was held on 2/6 w/Ms. Natalie Prignano and Robert Morris. Town administrator gave them (30) days to file the required documents w/Probate Court IOT attempt to get the mobile home & property transferred into Mr. Hodges name. Also, in that (30) days they are to identify a licensed general contractor who will provide a SOW, apply for a zoning permit, business license, and building permit from CC&I Services.

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. Spoke w/daughter of Clarence Davis Sr. (Kortney Davis). She intends to clean the lot and remove/demolish the mobile home but will be unable to do so until late May 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. 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. Sent letter to Mr. Collison on 2/28; He has until 3/28 to have tasks completed or the Town will submit paperwork to the magistrate's court to have the mobile home removed or demolished.

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. Bollards have been installed; waiting for concrete to cure before hanging gates on them. Gates have been replaced and a fresh coat of paint was placed on dumpster enclosure.

#### Grounds & Facilities (Working)

Contractor selected to repaint the outside deck, ramp, and stairs of Depot. Working scheduling for work to begin in early spring. Painting of handrails and pickets along w/staining of walking surfaces will be done from 18-29 March.

Selected vendor for purchase of a 30x40x9 metal building to be installed at Ravenel Hall.

#### Grounds & Facilities (Completed Since Last Report)

Driveway cover in front of 6045 Mellard St. was cleaned of leaves, dirt, and debris.

#### 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, April 17. Pick-up will be scheduled for Thursday, April 25 or when full. One 30-yard dumpster will be placed at 6059 Roper Run Rd. Ext. between lots 22 and 39, 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.

1/24/2024 – Work request submitted to SCDOT to have damaged shoulder at intersection of Hwy 165 & Hwy 17 repaired.

1/25/2024 – Submitted request to SCDOT to have the ditch along Hwy 17 from Herbie’s Fireworks to New Road cleaned of debris and overgrowth.

**2/16/2024** - Submitted request to SCDOT to have pothole repaired on Miley Hill Rd. just passed the Middle Creek Rd. entrance and at the edge of the bridge.

**2/23/2024** - Request that was sent to Mr. Wiggins w/Charleston County Public Works to repair a drive that had been washed out and to clean the ditches on both sides of the driveway to allow water to flow through RCP when we have heavy rains, has been input to SCDOT to have work completed.

**3/6/2024** – Submitted request to Charleston County to have ditch maintenance conducted at 6045 Mellard St.

**3/6/2024** – Submitted request to SCDOT to have large bump in the road on Martin St. repaired due to multiple complaints and safety concerns.

**3/7/2024** – Submitted request to SCDOT to have ditch from 5986 to 4635 Savannah Hwy. cleaned out.

**3/7/2024** – Submitted request to Charleston County to have ditch maintenance conducted from 5991 to 5947 McKay Rd.

### Work Requests (Completed Since Last Report)

- Request for SCDOT to repair pothole on Miley Hill Rd. just passed the Middle Creek Rd. entrance was completed.


- Request for SCDOT to repair pothole on Octavia Ave. in front of 5851 Octavia Ave. was completed.


- Request for SCDOT to repair pothole at the entrance to the Bank of the Lowcountry was completed.

- Request for SCDOT to repair pothole at the intersection of Miley Hill Rd. and Ellington School Rd. was 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](mailto:inspector@townofravenel.com)

# TOWN OF RAVENEL

1<sup>st</sup> Reading: 2/27/2024

2<sup>nd</sup> Reading: 3/26/2024

Introduced by: Robert Cochran

Date: 2/27/2024

## ORDINANCE 02-24

### AN ORDINANCE REZONING 1 ACRE OF PROPERTY WITH TMS #187-00-00-062 FROM AGRICULTURAL RESIDENTIAL (AR) TO RESIDENTIAL THREE (R-3)

**WHEREAS**, the property known as TMS Parcel Identification Number 187-00-00-062 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 (MA2024-02) 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 February 1, 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 near the Burbage Mobile Home Park accessed from Edwards Drive with TMS Number #187-00-00-062, 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**

# TOWN OF RAVENEL

Introduced by: Mayor Stephen Tumbleston

Date: February 27, 2024

## RESOLUTION #2024-02

### A RESOLUTION BY THE RAVENEL TOWN COUNCIL AUTHORIZING THE TOWN OF RAVENEL (TOWN) TO ACCEPT INCREASED PAY AS STIPULATED BY THE CHARLESTON COUNTY SHERIFF'S OFFICE (CCSO) FOR ADDITIONAL OFF-DUTY DEPUTY PATROL OFFICERS

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;

WHEREAS, the Town Council of the Town of Ravenel, South Carolina and CCSO entered into a contract for Off-Duty Deputies through June 30, 2024 via Resolution 2023-02;

WHEREAS, the Charleston County Sheriff's Office has increased the rates effective February 1, 2024 for additional Off-Duty Deputies as found in the attached letter dated January 18, 2024;

THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Ravenel, South Carolina that the Town has determined that the increased rates for Off-Duty Deputies be approved for the remainder of the existing contract between the Town and CCSO.

RATIFIED this 26<sup>th</sup> day of March, 2024 at Ravenel, South Carolina, in Town Council duly assigned.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstains: \_\_\_\_\_

\_\_\_\_\_  
Mayor or Presiding Member  
of Council

\_\_\_\_\_  
Signature Attest – Clerk-Treasurer





## County of Charleston, South Carolina

Sheriff Kristin R. Graziano

January 18, 2024

Mayor Stephen Tumbleston  
Town of Ravenel  
5962 Highway 165, Suite 100  
Ravenel, SC 29470

Mayor Tumbleston,

Beginning February 1, 2024, The Charleston County Sheriff's Office will be increasing our pay rates for off-duty employment. The Sheriff's Office recognizes that making deputies available to private employers for security purposes provides an additional level of crime prevention, a reduction in calls for service and relationship development within our community. The Charleston County Sheriff's Office proudly serves the citizens, businesses, and organizations within Charleston County by providing professional law enforcement services at an affordable hourly rate.

The Charleston County Sheriff's Office works thousands of hours of extra duty each year. Some of the jobs are reoccurring and some of the jobs are single events. We use Extra Duty Solutions for the management and assignment of the extra duty program.

Over the past several months, the Charleston County Sheriff's Office has conducted extensive research regarding a fair and equitable rate. Based on the findings, we will be implementing an hourly rate increase for extra duty services. The purpose of this letter is to notify employers/vendors that are already using our services of this rate increase. Please see below for the hourly rates.

Effective February 1, 2024:

	<b>Deputy</b>	<b>Supervisor</b>	<b>Holiday*</b>	<b>Supervisor Holiday*</b>
Pay (per hour)	\$55.00	\$60.00	\$65.00	\$70.00
Worker's Comp Fee (7%)	\$3.85	\$4.20	\$4.55	\$4.90
Admin Fee (10% or \$6)	\$5.89	\$6.87	\$6.96	\$7.49
<b>Total per hour</b>	<b>\$64.74</b>	<b>\$71.07</b>	<b>\$76.51</b>	<b>\$82.39</b>

Current holidays observed by Charleston County, are as follows:

New Years Day  
Martin Luther King Day  
Presidents Day  
Memorial Day  
Juneteenth  
July 4<sup>th</sup>  
Labor Day  
Veterans Day  
Thanksgiving  
Black Friday  
Christmas Eve  
Christmas Day  
December 26<sup>th</sup>

If you request CCSO to work at an event that falls on one of these holidays, the holiday and supervisor holiday (if applicable), rates will be charged.

Your current contract rates will remain in effect through the expiration of your contract. However, if you wish to increase the rates now, you can contact General Counsel Nicole Paluzzi at [npaluzzi@charlestoncounty.org](mailto:npaluzzi@charlestoncounty.org), or at 843-554-2231, to modify your current contract. Increasing the rates now will increase the likelihood of the positions being filled. Please direct any contract questions to Ms. Paluzzi. Sgt. Brandon Wade will remain the coordinator for this detail. If you have any other questions, please contact me. Thank you for your time and attention to this matter.

Sincerely,



Captain Diane B. Turner  
Charleston County Sheriff's Office  
Bureau of Community Engagement  
3691 Leeds Avenue  
North Charleston, SC 29405  
Phone: (843)-743-7200 (24 hr)  
Phone: (843)-745-2384 (Desk)  
Email: [dturner@charlestoncounty.org](mailto:dturner@charlestoncounty.org)

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**Administrative Office**  
3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Sheriff ~  
Voice (843) 554-2230  
Fax (843) 554-2243

**Law Enforcement Division**  
3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Patrol ~  
Voice (843) 202-1700  
Fax (843) 554-2234

**Detention Center**  
3841 Leeds Avenue  
N. Charleston, SC 29405  
Voice (843) 529-7300  
Fax (843) 529-7406

**Judicial Center**  
100 Broad Street, Suite 381  
Charleston, SC 29401  
Voice (843) 958-2100  
Fax (843) 958-2128

## Mike Hemmer

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**From:** Nicole A Scott <NScott@maynardnexsen.com>  
**Sent:** Wednesday, March 20, 2024 9:46 AM  
**To:** William B. Harvey; Mike Hemmer  
**Subject:** Tumbleston  
**Attachments:** Drayton St rendering at 100.pdf

Bill and Mike,

Please find below a list of the proposed restrictions, which include a maximum density of 100 homes. Our proposed restrictions will be in favor of the Rice Hope HOA, who will have the power of enforcement. The document is currently being drafted and will be forwarded to the Town once the respective parties have reviewed and approved it. The intent is to have them executed prior to second reading.

I've also included an updated conceptual plan.

Best,  
Nicole

Proposed restrictions:

The Property shall contain no more than one hundred (100) single-family detached home.

Certain portions of the Property shall contain a buffer of at least one hundred feet (100') wide at property lines adjacent to certain developed property (including Rice Hope Subdivision, Drayton Street and Mellard Street), which buffers shall be generally located within those certain portions of the Property being shown and depicted as the parcels of land labeled "100' BUFFER" on the Conceptual Plan.

A portion of the Property located near the entrance off of Drayton Street shall be designated as a greenspace/passive community park and no residential development (except for such improvements as may be customary and reasonably necessary for the purposes of providing for the use and enjoyment of such greenspace passive community park by its users) shall be permitted within such designated area, which designated area shall be generally located within those certain portions of the Property being shown and depicted as the parcels of land labeled "GREENSPACE

# PASSIVE COMMUNITY PARK” and “PASSIVE PARK” on the Conceptual Plan.

Nicole

**Nicole A Scott**

Of Counsel | Real Estate

P: (843) 720-1701

NScott@maynardnexsen.com

205 King Street Suite 400  
Charleston, South Carolina 29401



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**SITE INFORMATION**

Ravenel, SC	TMS: 188-00-00-116	
Property Area	99.7 Acres	
Welland Area	12.8 Acres	13% of Total Area
Developable Area	86.8 Acres	87% of Total Area
Stormwater Ponds	8.9 Acres	9% of Total Area
ROW (50')	9.5 Acres	10% of Total Area
Total Lot Count	100 Lots	
Average Lot Area	14,320 SF	12,500 Min SF



# TOWN OF RAVENEL

1<sup>st</sup> Reading: 3/26/2024  
2<sup>nd</sup> Reading:

Introduced by:  
Date: 3/26/2024

## 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**