



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

Tuesday, April 30, 2024, at 6:00 p.m.
Council Chambers at Town Hall - 5962 Highway 165, Ravenel, SC 29470

UNTIL FURTHER NOTICE, LIVESTREAM TOWN METINGS HAVE BEEN DISCONTINUED DUE TO TECHNICAL ISSUES.

IF YOU HAVE A COMMENT ON ANY ITEM ON THIS AGENDA, PLEASE CONTACT RAVENEL TOWN HALL AT (843) 889-8732.

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. Goal Setting Update
 - b. Town of Hollywood – Gospel Explosion Event (Founded by: Councilman Handy Miles)
 - c. Does anyone wish to speak during Item #11 - Public Comments?
4. Approval of Agenda
 - a. Recusals/Conflicts of Interest
5. Prior Meeting Minutes – UNAVAILABLE
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. Interim Planner Report
 - e. Town Code Inspector / Facilities Manager Report

8. Reports of Commissions, Boards, and Committees
 - a. Sewer Advisory Board
 - i. No Recent Meeting
 - ii. Upcoming Meeting in May 2024
 - b. Planning & Zoning Commission
 - i. Recent Meeting on April 4, 2024
 1. Rezoning Requests: MA2024-03, MA2024-04, & MA2024-05
 - ii. Next Meeting on May 2, 2024
 1. Rezoning Requests MA2024-06 & MA2024-07
 2. Two Site Plan Reviews (Need Council Representative)
 - c. Board of Zoning Appeals
 - i. Next Meeting Tentatively Scheduled: May 14, 2024
9. Old Business
10. New Business
 - a. 1st Reading of Ordinance 03-24 (Rezoning TMS #: 187-00-00-050 to SW)
 - b. 1st Reading of Ordinance 05-24 (Rezoning TMS #: 187-00-00-064 to R3)
11. Public Comments (3 minutes)
12. Town Council Comments
13. Executive Session
 - a. Pursuant to South Carolina Code and Section 30-4-70(A)(2), discussion of negotiations incident to proposed contractual arrangements.
14. Action/s as a Result of Executive Session
 - a. No action/decision necessary
15. Adjournment

J19
Week

Lowcountry Juneteenth

In partnership with

The St. Paul's Education
and Education Community
Organization

LIVE PERFORMANCES BY

SUNDAY

06-02-2024

3PM-7PM

ALEX HOLMES JR.



Gospel Explosion

R.D. SCHRODER

7224 Hwy 162
Hollywood, SC 29449

Hosted by: Belinda BP Parker

FIRST BAPTIST CHOIR
JAMES ISLAND



Handy Miles Jr.
FOUNDER

KIDS & SENIORS
CITIZENS ACTIVITIES,
FOOD, VENDORS,
AND VOTER'S
REGISTRATION

CONTACT US
Johnquetta Mungin
843-305-5821
Tiffany Smalls
843-996-3710

JUST FOR CHRIST



**BRANDON ROBINSON &
NGOP**



MR. ROBERT BAILEY

Building Relationships
through Education and
Community Engagement



Town of Ravenel
Preliminary Balance Sheet
As of March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
100-1010 Payroll Banking	3,664.98
100-1030 General Fund Banking	1,091,869.11
100-1130 Meeting & Accom	375.88
100-1140 LGIF	2,293,331.06
100-1145 LGIF (Recovery Act)	2,751.72
Total Checking/Savings	3,391,992.75
Accounts Receivable	
Accounts Receivable	4,013.08
Total Accounts Receivable	4,013.08
Other Current Assets	
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
Total Other Current Assets	1,599,714.87
Total Current Assets	4,995,720.70
Fixed Assets	
100-1500 LAND	-369,475.48
100-1510 Land & Infrastructure	2.00
100-1520 Buildings & Struc	865,099.43
100-1530 Equip & Furnishings	140,254.58
100-1540 Vehicles	21,244.14
100-1550 Accumulated Deprec- PW	-118,578.98
100-1560 Accumulated Deprec	-111,284.52
100-1570 Accumulate Depr Comm	-123,840.12
100-1580 Accum Deprec Depot	-303,421.05
Total Fixed Assets	0.00
Other Assets	
100-1300 DUE FROM COUNTY	1,219.14
100-1310 DUE FROM STATE	49,829.87
100-1460 INTEREST RECEIVABLE	1,280.00
Total Other Assets	52,329.01
TOTAL ASSETS	5,048,049.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-195,463.27
Total Accounts Payable	-195,463.27
Credit Cards	
100-1040 Card Services	2,410.29
Total Credit Cards	2,410.29
Other Current Liabilities	
100-2050 Accrued Payroll	7,777.09

Town of Ravenel
Preliminary Balance Sheet
As of March 31, 2024

	Mar 31, 24
100-2060 Payroll Liabilities	
100-2070 FICA	1,389.22
100-2080 Life Insurance	140.33
100-2090 MEDICARE	324.89
100-2100 SC W/H	-16.13
100-2110 US W/H	685.00
100-2060 Payroll Liabilities - Other	13,832.62
Total 100-2060 Payroll Liabilities	16,355.93
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
Total Other Current Liabilities	-2,613,867.21
Total Current Liabilities	-2,806,920.19
Total Liabilities	-2,806,920.19
Equity	
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	861,623.29
Total Equity	7,854,969.90
TOTAL LIABILITIES & EQUITY	5,048,049.71

PRELIMINARY

Town of Ravenel Preliminary Profit & Loss YTD Comparison March 2024

Ordinary Income/Expense	Mar 24	Jan - Mar 24
Income		
100-1160 Due From Sewer	593,292.09	593,292.09
100-4100 ACCOMODATION TAX	0.00	290.76
100-4120 LOCAL GOVT FUND DIST	0.00	15,637.88
100-4130 BUSINESS LICENSE	29,985.44	57,126.50
100-4160 Charleston Cty Permits	0.00	75.00
100-4161 CC&I Permit Fees	2,086.75	2,423.81
100-4170 CPW WATER SERVICE FEE	529.96	1,547.69
100-4200 FRANCHISE FEE	1,316.04	120,274.50
100-4250 LOST PROPERTY TAX	0.00	47,742.04
100-4260 LOST REVENUE FUND	0.00	35,252.04
100-4280 MERCHANTS INVENTORY	0.00	35.43
100-4454 Telecomm Tax	3,775.08	3,775.08
100-4460 TNC Act	0.00	75.89
100-4500 HALL RENTAL	0.00	1,600.00
100-4510 ZONING PERMITS		
REZONING	300.00	450.00
SIGN PERMIT	0.00	50.00
VARIANCE	0.00	250.00
100-4510 ZONING PERMITS - Other	4,531.00	6,316.50
Total 100-4510 ZONING PERMITS	4,831.00	7,066.50
100-4600 INTEREST	10,797.32	33,595.85
100-4800 Grant Revenue	0.00	500,000.00
Sewer		
Sewer collection fees	0.00	0.00
Total Sewer	0.00	0.00
Total Income	646,613.68	1,419,811.06
Gross Profit	646,613.68	1,419,811.06
Expense		
100-5100 Payroll Exp		
100-5101 PAYROLL	28,448.70	83,597.60
100-5102 Contract Emp Payroll	4,960.00	13,980.00
100-5120 PAYROLL TAX	2,176.33	6,395.22
100-5100 Payroll Exp - Other	94.75	242.75
Total 100-5100 Payroll Exp	35,679.78	104,215.57
100-5130 SC RETIREMENT EXPENSE		
Deferred Compensation	30.00	150.00
100-5130 SC RETIREMENT EXPENSE - Other	3,761.25	9,104.90
Total 100-5130 SC RETIREMENT EXPENSE	3,791.25	9,254.90
100-5240 MEETINGS		
Accomodations	466.56	940.96
Membership Dues	0.00	1,068.36
Training	0.00	69.00
100-5240 MEETINGS - Other	0.00	500.00
Total 100-5240 MEETINGS	466.56	2,578.32
100-5245 MILEAGE	349.07	595.09
100-5246 Per Diem	180.00	305.00

Town of Ravenel Preliminary Profit & Loss YTD Comparison March 2024

	Mar 24	Jan - Mar 24
100-5250 Office Expenses		
Cell Phones, Ipads	195.07	780.23
Election Expense	249.89	249.89
Payroll Subscription	0.00	850.00
POSTAGE	98.15	812.88
Software & Equip	1,372.59	4,144.71
Storage Unit	0.00	592.50
Town Shirts	155.60	155.60
100-5250 Office Expenses - Other	1,440.21	3,964.39
Total 100-5250 Office Expenses	3,511.51	11,550.20
100-5352 Intuit Transaction Fee	224.92	596.43
100-5422 ADVERTISING	95.00	154.68
100-5427 LANDSCAPE & LITER		
100-5231 LANDSCAPE	7,393.58	22,180.74
Total 100-5427 LANDSCAPE & LITER	7,393.58	22,180.74
100-5444 Public Works	1,731.58	1,731.58
100-5445 STREET LIGHTS	3,170.98	11,236.94
100-5470 VEHICLE EXPENSE	33,592.64	33,901.97
100-5530 BENNETT PARK		
Maintenance	0.00	1,050.00
Utilities	79.00	312.00
Total 100-5530 BENNETT PARK	79.00	1,362.00
100-5560 Rantowels Grove		
Utililities	70.00	327.00
Total 100-5560 Rantowels Grove	70.00	327.00
100-5630 COMMUNITY PROGRAMS		
Christmas	0.00	63.74
Farmers Market	147.20	192.20
Total 100-5630 COMMUNITY PROGRAMS	147.20	255.94
100-5730 DEPOT		
100-5733 Restroom Open/Close		
Cleaning	540.00	1,080.00
Total 100-5733 Restroom Open/Close	540.00	1,080.00
Fire & Sprinkler System	239.67	472.38
Internet Service	121.85	487.40
MAINTENANCE	0.00	446.16
Restrooms	53.43	103.86
Security Camera	140.00	420.00
UTILITIES	86.20	325.02
Total 100-5730 DEPOT	1,181.15	3,334.82
100-5760 RAVENEL HALL		
Internet Service	97.98	691.92
RH MAINTENANCE		
Termite Bond Renewal	450.00	450.00
Total RH MAINTENANCE	450.00	450.00

Town of Ravenel
Preliminary Profit & Loss YTD Comparison
March 2024

	Mar 24	Jan - Mar 24
Sanitation	146.50	219.75
Security Cameras	65.00	195.00
UTILITIES	416.77	1,143.38
100-5760 RAVENEL HALL - Other	9,418.59	9,418.59
Total 100-5760 RAVENEL HALL	10,594.84	12,118.64
100-5777 Ravenel Ballfield		
MAINTENANCE	411.74	411.74
UTILITIES	45.44	110.77
Total 100-5777 Ravenel Ballfield	457.18	522.51
100-5810 BEAUTIFICATION	0.00	431.72
100-5838 Ellington; Utilities		
Main	74.55	255.09
100-5838 Ellington; Utilities - Other	163.88	491.64
Total 100-5838 Ellington; Utilities	238.43	746.73
100-5990 UTILITIES; License Pla	44.00	169.00
100-5990 UTILITIES; Town		
License Plate Readers	21.59	64.77
Security Camera Lease	125.00	375.00
Telephone & Internet	0.00	1,024.45
TOWN HALL CAMERA	60.00	180.00
Town Hall Renovations	0.00	3,000.00
100-5990 UTILITIES; Town - Other	23.20	6,346.92
Total 100-5990 UTILITIES; Town	229.79	10,991.14
Capital Projects; Ravenel Hall	8,866.45	281,911.04
INSURANCE		
100-5324 HEALTH INSURANCE		
100-5326 DENTAL INSURANCE	-304.58	-916.87
100-5324 HEALTH INSURANCE - Other	3,864.60	13,578.42
Total 100-5324 HEALTH INSURANCE	3,560.02	12,661.55
100-5325 GENERAL INSURANCE	23,737.28	23,912.38
Total INSURANCE	27,297.30	36,573.93
LEGAL FEES		
100-5423 Attorney Fees	4,466.28	9,669.38
LEGAL FEES - Other	0.00	1,022.50
Total LEGAL FEES	4,466.28	10,691.88
SUBSCRIPTION	0.00	450.00
Total Expense	143,858.49	558,187.77
Net Ordinary Income	502,755.19	861,623.29
Net Income	502,755.19	861,623.29

Town of Ravenel
Preliminary Balance Sheet
As of March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
200-1010 BOW-Sewer Account	50,858.05
200-1020 Impact Fees	430,518.12
Total Checking/Savings	481,376.17
Accounts Receivable	
200-1400 Accounts Receivable	
Accounts Receivable	600.00
200-1400 Accounts Receivable - Other	-600.00
Total 200-1400 Accounts Receivable	0.00
Total Accounts Receivable	0.00
Other Current Assets	
200-1200 BW CD#1610439	592,600.35
200-1320 Due from CWS	3,786.65
200-1450 Prepaid expenses	490.79
200-1500 Accrued Interest Income	371.55
Total Other Current Assets	597,249.34
Total Current Assets	1,078,625.51
Fixed Assets	
200-1540 Wastewater System	4,861,209.92
200-1550 Accumulated Deprec	-1,354,217.77
Total Fixed Assets	3,506,992.15
TOTAL ASSETS	4,585,617.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	-0.10
200-2020 Prio Year A/P	0.10
Total Accounts Payable	0.00
Other Current Liabilities	
200-1380 Due to/fr General	1,122,639.44
200-2000 Accounts Payable	6,237.50
Total Other Current Liabilities	1,128,876.94
Total Current Liabilities	1,128,876.94
Total Liabilities	1,128,876.94
Equity	
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	194,461.73
Total Equity	3,456,740.72
TOTAL LIABILITIES & EQUITY	4,585,617.66

Town of Ravenel
Preliminary Profit & Loss YTD Comparison
March 2024

	Mar 24	Jan - Mar 24
Ordinary Income/Expense		
Income		
200-4100 CPW Sewer Collection	4,103.45	9,136.64
200-4115 Impact Fees	0.00	155,730.00
Other Types of Income		
Miscellaneous Revenue	2,011.40	2,011.40
Total Other Types of Income	2,011.40	2,011.40
Sewer Collection Fees		
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
Total Sewer Collection Fees	0.00	63,907.00
Total Income	6,114.85	230,785.04
Gross Profit	6,114.85	230,785.04
Expense		
200-5201 Backflow Testing	100.00	185.00
200-5300 Main (17&162)	3,770.98	10,711.71
200-5301 Engineering Services	3,675.00	6,970.00
200-5330 Pump Maintenance	4,782.00	10,157.62
200-5400 Security Alarm	0.00	1,540.00
200-5510 Locates	2,500.00	4,700.00
200-5560 Consulting Services		
Impact Fee Study		
Rate Study	1,125.00	2,183.06
Total Impact Fee Study	1,125.00	2,183.06
Total 200-5560 Consulting Services	1,125.00	2,183.06
Due to General Fund	0.00	-2,011.40
Utilities		
200-5990 Electric Service	479.29	1,791.21
200-5991 Water Service	46.40	137.66
Total Utilities	525.69	1,928.87
Total Expense	16,478.67	36,364.86
Net Ordinary Income	-10,363.82	194,420.18
Other Income/Expense		
Other Income		
200-4600 Interest	17.56	41.55
Total Other Income	17.56	41.55
Net Other Income	17.56	41.55
Net Income	-10,346.26	194,461.73



Town of Ravenel

5962 Highway 165, Suite 100

Ravenel, SC 29470

Office: (843) 889-8732

Fax: (843) 889-8727

April 30, 2024

RE: STAFF MEMORANDUM FOR REGULAR MEETING OF TOWN COUNCIL –
April 30, 2024

Mayor and Town Council,

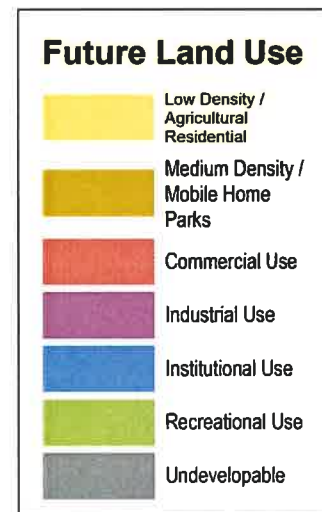
Applicable to all rezoning application (or zoning map amendments), Section 1.11 of the Town Code states that the purpose of a zoning map amendment could include “to correct a manifest error in the ordinance, because of changed or changing conditions in an area or in the town generally, to rezone an area, to extend the boundary of an existing zoning district or to change the regulations and restrictions thereof as reasonably necessary to the promotion of the public health, safety or general welfare.”

MA2024-03

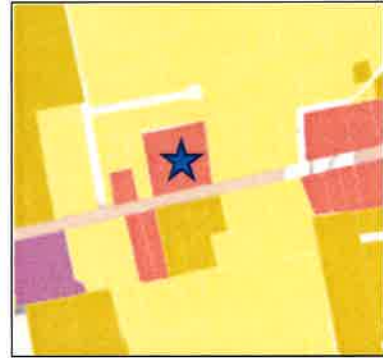
In 2022, the conditional use was allowed to open/operate after receiving a special exception from the BZA. The special exception was for the operation of a wholesale equipment sales in a General Business (GB) District. After receiving the special exception, the use lapsed after 12 months and either was not acted upon, or the business closed for a period of 12 months.

Around this time, the Town went through an extensive public hearing process to change the Use Matrix of the Town. One of the results of this change is that wholesale equipment sales (and other similar uses as defined by NAICS code) were rendered as nonconforming use as Wholesale Equipment Sales were no longer permitted as of right, conditionally, or by special exception within the General Business district.

The result of these actions is that the special exception conditional approval has lapsed, and the use is no longer allowed in any manner within the current zoning. The applicant is requesting to amend the zoning map from General Business (GB) to Service Warehouse (SW) to accommodate this use.



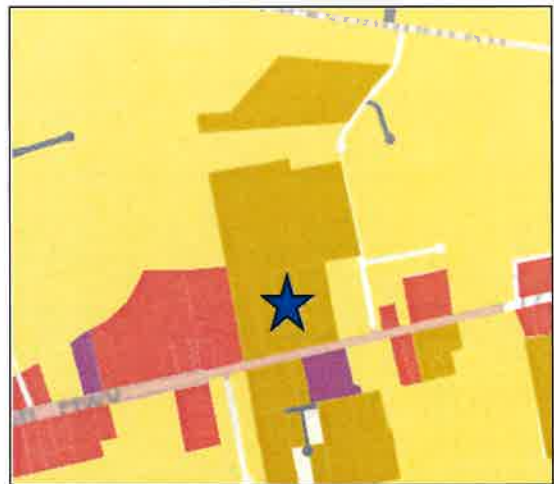
When considering rezonings, the Town should utilize its future land use map and other community goals within its comprehensive plan. The current future land use map within the comprehensive plan of the Town of Ravenel shows this parcel as “Commercial Use.” The rezoning that is proposed is for Service Warehouse, which is a “light industrial” district. The Future Land Use (FLU) map envisioned this area to remain its current zoning, commercial. Further, the FLU shows the land surrounding the subject parcel to the north and east to remain residential low-density. To the West, FLU shows the parcels as commercial.



The Planning Commission voted unanimously to recommend denial of this rezoning.

MA2024-05

This application is a request to rezone a parcel (1870000064) from Residential 2 (R-2) to Residential Three (R-3). There are existing mobile homes on this property, and the property has direct frontage on Savannah Highway.



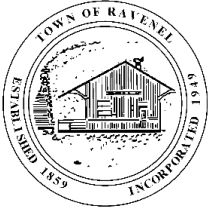
Using the Future Land Use (FLU) Map in the Town’s comprehensive plan, the legend shows this property as Medium Density/Mobile Home Parks. The requested map amendment from R-2 to R-3, conforms with the FLU adopted by the Town.

The Planning Commission voted unanimously to recommend approval of this rezoning.

Sincerely,

Riccardo Gianì
Interim Planning & Zoning Administrator
Town of Ravenel, SC

CC: Mayor Stephen W. Tumbleston
Attorney William B. Harvey



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

Code Enforcement

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. Spoke w/Ms. Prioleau on 4/11. She is working to have property cleaned up and vehicles covered. She has until 5/6 to have completed.

5706 Hwy. 165 – Notice of Inspection sent to property owner. Inspection to occur at 2:30 pm on 12/12.

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.

4/2, spoke with Mr. and Mrs. Schrock's attorney. Process is on-going; dealing w/residual issues.

5972 Archies Dr. – Resident, Mr. Singleton, has vehicles w/no current registration or license plate on the vehicles. Informed resident that he could not keep those vehicles on the property unless they were registered, or covered. Resident stated he ran a business from his property. Upon further review, Mr. Singleton did have a Home Occupation Permit but it was expired plus he had no business license. Met w/Mr. Singleton on 4/4. He was given a Home Occupation application to fill out. He is to call me once application is complete so I may inspect to make sure he has met the requirements for a Home Occupation. Inspection is to occur at 12:00 on 4/12. Inspection occurred on 4/12 and property was found in compliance w/requirements for a Home Occupation. Application for Town of Ravenel business license e-mailed to Mr. Singleton.

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.

Have been unable to make contact w/Ms. Prignano or Mr. Morris through phone or certified mail. Will begin process with magistrates' court to have mobile home removed or demolished on-site.

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 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. 3/28 – Received a call from Mr. Collison’s attorney, Tim, who requested a two-week extension in order to locate a new building contractor and engineer. 4/4 – Sent Mr. Collison and his attorney instructions on how to get the zoning permit, building permit, and Town of Ravenel business license. Received e-mail from Mr. Collison’s attorney requested a one-week extension in order to receive results of engineer’s recent observation of the mobile home.

Grounds & Facilities (Working)

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

Working to locate painter for painting of Ravenel Hall interior.

Grounds & Facilities (Completed Since Last Report)

Contractor completed the repainting of pickets and handrails while also staining the walking surfaces of the stairways, back deck, and ADA ramp.

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 did occur on Wednesday, April 17. Pick-up is scheduled for Thursday, April 25 or when full. One 30-yard dumpster was 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 were 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 #779597 submitted to SCDOT to have damaged shoulder at intersection of Hwy 165 & Hwy 17 repaired. Work is still pending due to SCDOT being short-staffed.

1/25/2024 – Submitted request #780080 to SCDOT to have the ditch along Hwy 17 from Herbie's Fireworks to New Road cleaned of debris and overgrowth. Work is still pending due to SCDOT being short-staffed.

2/18/2024 - Submitted request 811373 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 15865 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. Work is still pending due to SCDOT being short-staffed.

3/6/2024 – Submitted request #795313 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.

4/12/2024 – Submitted request # 16348 to Charleston County for ditch maintenance on Archies Dr.

4/18/2024 – Submitted request #811373 to SCDOT to have pothole repaired near bridge on Miley Hill Rd.

4/18/2024 - Submitted request #811377 to SCDOT to have pothole repaired on Miley Hill Rd. before right turn onto Octavia Ave.

4/18/2024 - Submitted request to #811381 to SCDOT to have ditch cleaned-out from Bennett Park to 4711 Sav. Hwy.

4/19/2024 - Submitted request #811582 to SCDOT to have pothole repaired on Miley Hill Rd. near 5705 San Flora Ave.

4/19/2024 – Submitted request #811576 to SCDOT have pothole repaired on Miley Hill Rd. near 5704 Glifton Ave.

Work Requests (Completed Since Last Report)

Request for ditch maintenance conducted from 5991 to 5947 McKay Rd. completed.

Request to have ditch at 6045 Mellard St. cleaned 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

TOWN OF RAVENEL

1st Reading: 4/30/2024

Introduced by:

2nd Reading:

Date:

ORDINANCE 03-24

AN ORDINANCE REZONING A 3.75 ACRE OF PROPERTY WITH TMS #187-00-00-050 FROM GENERAL BUSINESS (GB) TO SERVICE WAREHOUSE (SW)

WHEREAS, the property known as TMS Parcel Identification Number 187-00-00-50, located at 5968 Savannah Highway, in Ravenel is currently zoned General Business; and

WHEREAS, the current owner/agent thereof has applied for a change in the zoning district applicable to the parcel to Service Warehouse zoning; and

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

WHEREAS, the Ravenel Planning and Zoning Commission reviewed the rezoning request (MA2024-03) at a hearing on April 4, 2024 in accordance with the procedures in the South Carolina Code § 6-29-760, and the Commission recommended denial of this application; 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 April 4, 2024; and

NOW BE IT THEREFORE ORDAINED that the property located at 5968 Savannah Highway TMS Number #187-00-00-050, be and hereby is, rezoned from a General Business zoning district to a Service Warehouse 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

1st Reading: 4/30/2024

Introduced by:

2nd Reading:

Date:

ORDINANCE 05-24

AN ORDINANCE REZONING A 3.10 ACRE OF PROPERTY WITH TMS #187-00-00-064 FROM RESIDENTIAL 2 (R2) TO RESIDENTIAL 3 (R3)

WHEREAS, the property known as TMS Parcel Identification Number 187-00-00-064, located at 6038 Savannah Highway, is currently zoned Residential 2 (R2); and

WHEREAS, the current owner/agent thereof has applied for a change in the zoning district applicable to the parcel to Residential 3 (R3); and

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

WHEREAS, the Ravenel Planning and Zoning Commission reviewed the rezoning request (MA2024-05) at a hearing on April 4, 2024 in accordance with the procedures in the South Carolina Code § 6-29-760, and the Commission recommended approval of the application;

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 April 4, 2024; and

NOW BE IT THEREFORE ORDAINED that the property located at 6038 Savannah Highway TMS Number #187-00-00-064, be and hereby is, rezoned from a Residential 2 (R2) zoning district to a Residential 3 (R3) 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