

TOWN OF RAVENEL
NOTICE OF BOARD OF ZONING
APPEALS PUBLIC HEARING
REQUEST - BZA2024-01

The Board of Zoning Appeals of the Town of Ravenel, SC will hold a Public Hearing at 6:00 p.m., on Tuesday March 12, 2024, at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

BZA Request 2024-01 is for a Special Use Exception to operate a Specialty Trade Contractor business located at 5605 Savannah Highway (TMS #228-00-00-026) in a General Business (GB) zoned district.

By Town Code, property owners within 300 feet of property to be considered for a Special Exception Use are hereby notified. Documents related to this Request are available for public inspection in the office of the Planning and Zoning Administrator at Ravenel Town Hall.

Please call (843) 889-8732 with questions.



Town of Ravenel

Board of Zoning Appeals

Tuesday, March 12, 2024 at 6:00 p.m.
Council Chambers – Town Hall
5962 Highway 165, Ravenel, SC 29470

ATTENDANCE IN-PERSON MAY BE LIMITED. LIVESTREAM VIDEO WILL BE AVAILABLE FOR VIEWING VIA THE TOWN OF RAVENEL'S FACEBOOK PAGE.

IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA, YOU MAY EMAIL YOUR COMMENT TO TOWNADMINISTRATOR@TOWNOFRAVENEL.COM

Agenda:

1. Call to Order
2. Prayer and Pledge
3. Election
4. Approval of Prior Meeting Minutes:
 - a. July 11, 2023
 - b. December 12, 2023
5. Request BZA 2024-01:

BZA Request 2024-01 is for a Special Exception Use to operate a Specialty Trade Contractor business located at 5605 Savannah Highway (TMS #228-00-00-026) in a General Business (GB) zoned district. This Special Exception Use carries with it the specific conditions of #4, #7, #8, #9, & #16.
6. Other Business
7. Adjournment



2/8/2024

Date _____

Application # BZA 2024-01

TOWN OF RAVENEL
BOARD OF ZONING APPEALS

APPLICATION FOR (SELECT):

- SETBACK, HEIGHT OR LOT OCCUPANCY
- PARKING
- DENSITY
- PROPERTY LINE ADJUSTMENT
- SPECIAL EXCEPTIONS
- OTHER (PLEASE SPECIFY): _____

REQUIREMENTS FOR SUBMITTAL	
X	APPROVED, RECORDED PLAT OF SUBJECT PROPERTY SCALED SITE PLAN INDICATING REQUEST
X	CASH OR CHECK MADE PAYABLE TO TOWN OF RAVENEL

March 12 - BZA

Applicants must complete and submit this form to the Zoning Administrator, along with the required information and fee. Public notice will be published, properties will be posted, adjacent property owners will be notified, and a Public Hearing will be conducted by the Board of Zoning Appeals before the Board makes a final decision on the request. The owner and/or representative should attend the Board of Zoning Appeals meeting and Public Hearing as additional information may be required by the Commission or Council. Notice of meeting time and place will be sent to applicant.

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Property Address: 5605 Savannah Hwy TMS #: 228-00-00-020

Property Owner: Gerald and Catherine Rea Daytime Phone: () _____

Applicant: Robert Allen Daytime Phone: (843) 296-2186

Applicant's Mailing Address: PO Box 80187, Charleston, SC 29416

Relationship of Applicant to Owner (same, representative, buyer, other) Buyer

Zoning of Property: General Business

Describe what you are applying for. If applying for a variance, describe your hardship.
Special Exception use Office Warehouse space Specialty Trade Contractor

I, Jerry Rea Catherine Rea certify that I am the owner of the subject property and information on this application is complete and accurate. I authorize the subject property to be posted and inspected

DocuSigned by: Jerry Rea Date: 2/8/2024
 DocuSigned by: Catherine Rea Date: 2/9/24

Signature of Owner: _____ Date: _____ Signature of Applicant and/or Representative: _____ Date: _____

ADDITIONAL INFORMATION WHICH MAY BE HELPFUL TO BOARD: PHOTOGRAPHS, LETTERS OR PETITIONS FROM NEIGHBORS

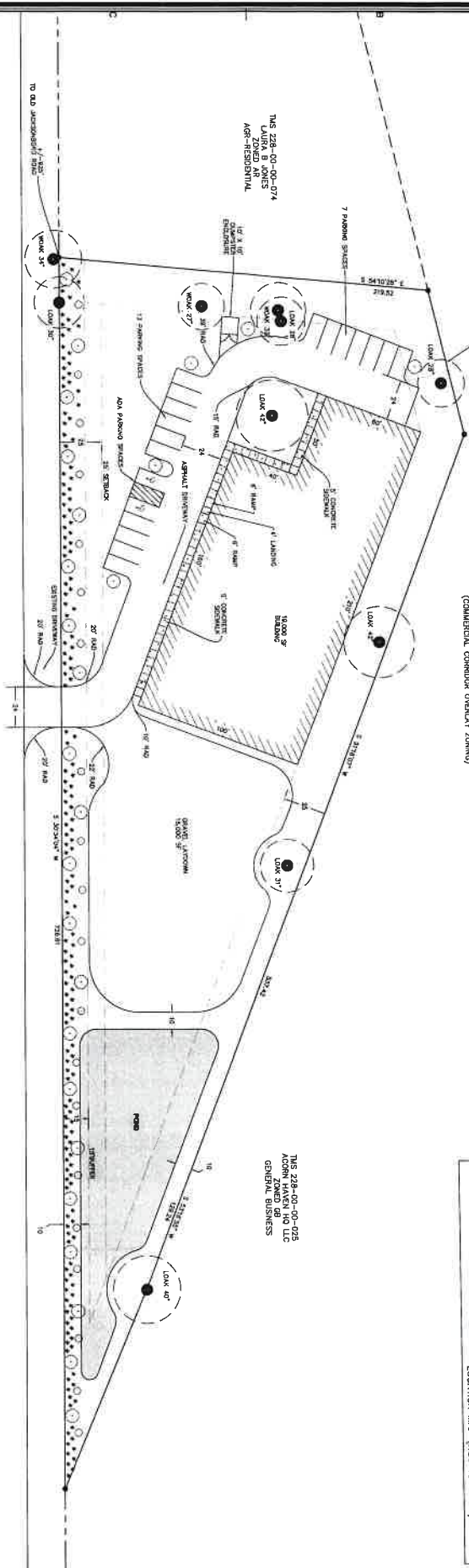


TMS 228-00-00-025
ACORN HAVEN HO LLC

TMS 228-00-00-026
224 ACRES (APPROX)
OWN PARCEL (G002)
GENERAL BUSINESS
(COMMERCIAL CORRIDOR OVERLAY ZONING)

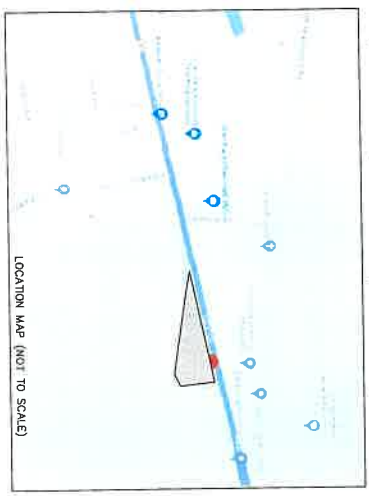
TMS 228-00-00-074
LAURA B KOKES
AGS-RESIDENTIAL

TMS 228-00-00-025
ACORN HAVEN HO LLC
ZONED GB
GENERAL BUSINESS

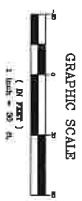


US HWY 17 150' R/W
SAVANNAH HWY

SOFTEN BOUND LINES



LOCATION MAP (NOT TO SCALE)



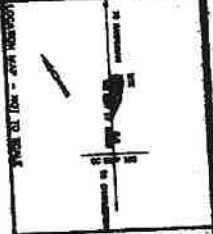
DATE	2/13/24
DRAWN/DESIGNED	CHANNIS
CHECKED	ATZENA
APPROVED	MSJ
SCALE	1" = 30'
PROJECT NO.	PM24-10
SHEET NUMBER	1



BZA EXHIBIT
20,000 SF BUILDING WITH LAYDOWN AREA
5605 SAVANNAH HIGHWAY
TOWN OF RAVENEL, CHARLESTON COUNTY SC

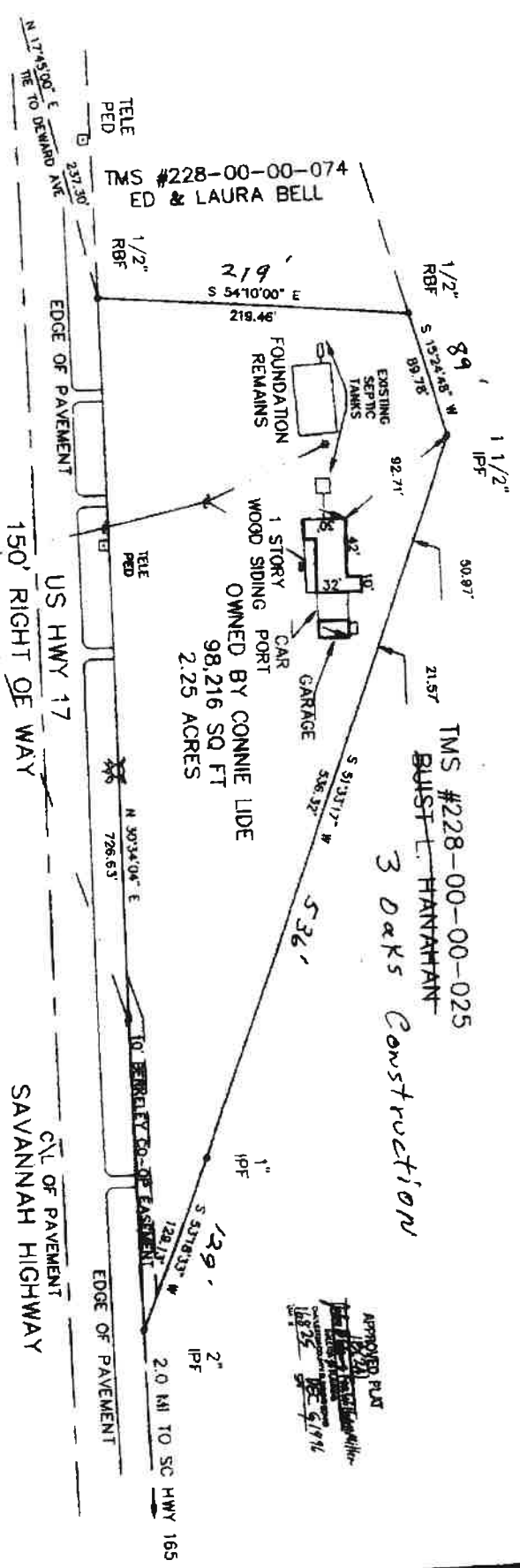


FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 20575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE



REFERENCES: TMS #228-00-00-026
 PLAT BOOK U, PAGE 28
 DEED BOOK M117, PAGE 293

5605 Savannah Hwy. 228-00-00-026



LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY
---	LINE OF EVIDENCE
---	ADJACENT TO (left)
---	ADJACENT TO (right)
---	ADJACENT TO (both)
---	ADJACENT TO (none)
---	ADJACENT TO (all)
---	ADJACENT TO (some)
---	ADJACENT TO (other)
---	ADJACENT TO (various)
---	ADJACENT TO (unclassified)



APPROVED PLAN
 [Signature]
 [Stamp]

ASBULLT SURVEY
 OF
 5605 US HWY 17
 TMS #228-00-00-026
 ABOUT TO BE CONVEYED TO
 THREE CR OF GEORGIA
 LOCATED IN
 ST. PAUL'S PARISH - TOWN OF SAVANNAH,
 CHALMERS COUNTY, SOUTH CAROLINA
 DATED OCTOBER 23, 1989

ST. PAUL'S PARISH - TOWN OF SAVANNAH,
 CHALMERS COUNTY, SOUTH CAROLINA
 DATED OCTOBER 23, 1989

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE CONTENTS HEREIN REPRESENT A TRUE AND ACCURATE STATEMENT OF THE FACTS AND CONDITIONS AS THEY EXIST AT THE TIME THIS SURVEY WAS MADE. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS SURVEY. I AM NOT PROVIDING ANY ADVICE OR OPINION OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY DECISIONS MADE BY ANYONE BASED ON THIS SURVEY.



Survey Requested By: Connie Lide
 Zoned GB

150' RIGHT OF WAY



▼ 2280000026 × 🔍



< Selected Parcel

PID	2280000026
OWNER1	REA GERALD
PLAT BOOK PAGE	S22- 0167
DEED BOOK PAGE	1185-401
Jurisdiction	TOWN OF RAVENEL

