



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

**TOWN OF RAVENEL
BOARD OF ZONING APPEALS MEETING
TUESDAY, JULY 11, 2023
6:00 P.M.**

The Board of Zoning Appeals Meeting of the Town of Ravenel was held Tuesday, July 11, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Board of Zoning Appeals were present: Priscilla Burbage (Vice-Chairperson), Tracy Campbell, Frederick Harris (Chairman), and Bryan Muckenfuss, Sr. Steve Parham was absent. Also in attendance was Town Administrator and Planner Michael Hemmer, who supervised.

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

1. CALL TO ORDER

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

2. PRAYER & PLEDGE OF ALLEGIANCE

The Lord's Prayer and the Pledge of Allegiance were recited by attendees.

3. APPROVAL OF PRIOR MEETING MINUTES

a. May 9, 2023

Commissioner Campbell made a motion to approve the May 9, 2023, Regular Meeting Minutes; this motion was seconded by Commissioner Burbage. All voted in favor. Motion passed unanimously (4-0).

4. REQUEST BZA 2023-04

A set of requests to include, in order:

- *Special Exception Use Request for expansion of the Gasoline Station located on parcel with TMS #: 245-00-00-149 to begin operations on the neighborhood property zoned Neighborhood Commercial (NC) with TMS #: 245-00-00-058.*
- *A Variance of 5' from the Commercial Corridor Overlay Zoning (CCOZ) Code requiring a 15' front buffer yard (this variance request is for both parcels).*
- *A Variance of 40' from the Zoning Code front setback in NC of 50' (this variance request is for both parcels).*
 - o *Alternatively: A Variance of 18' from the Zoning Code front setback of 50' (this variance request is for both parcels). TMS #: 187-00-00-051 is subject to the CCOZ overlay regulations.*

Mr. Hemmer shared that this case is to consider a set of requests regarding the existing Circle K property located at the intersection of Savannah Highway and Highway 162. Both parcels of property are zoned NC and within the Town's CCOZ district. In addition, the property to the southwest of the parcel is zoned GB; property on the other side of the railroad right-of-way, Highway 162, and Savannah Highway are all located in Hollywood. He discussed special exception uses and various specific additional conditions related to the request including information associated with the Town Zoning

Code and Comprehensive Plan. Mr. Hemmer noted that the existing gas canopy structure is a legal non-conforming structure; while it can remain and be repaired and refinished, it cannot be expanded or replaced where it stands without a front setback variance.

Daniel Ben-Yisrael, Real Estate Development Manager for Drayton-Parker Companies, LLC, and Parker's Kitchen, and Alvin Johnson with Bowman Consulting Group were in attendance on behalf of the request. Ben-Yisrael shared that they wish to keep the building orientation the same as the existing convenience store on the parcel to maintain a natural separation of the diesel area with heavy-duty vehicles from the traditional canopy area with light-duty vehicles. The canopy will be rebuilt with no structural modifications, and the building will be reconstructed. Ben-Yisrael stated that the main parcel has atypical boundaries with a narrowing portion that restricts the building placement. If plans are approved, the property will continue to function under its current brand before a new building is constructed and an eventual transition is made to operate as a full-service Parker's Kitchen.

Commissioners inquired about entry and exit points, SCDOT, SCDHEC, setbacks, building orientation, and traffic patterns.

Commissioner Harris made a motion to approve the Special Exception Use Request for expansion of the Gasoline Station located on parcel with TMS #: 245-00-00-149 to begin operations on the neighborhood property zoned Neighborhood Commercial (NC) with TMS #: 245-00-00-058; this motion was seconded by Commissioner Burbage. All voted in favor. Motion passed unanimously (4-0).

Commissioner Burbage made a motion to approve a 5' buffer yard variance on the front (Highway 17 & 162) of both parcels; this motion was seconded by commissioner Harris. All voted in favor. Motion passed unanimously (4-0).

Commissioner Campbell made a motion to approve a 35' front (Highway 17 & 162) setback variance of both parcels with the building's footprint being located no closer than 15' away from Savannah Highway; this motion was seconded by Commissioner Muckenfuss. All voted in favor. Motion passed unanimously (4-0).

5. OTHER BUSINESS

None.

6. ADJOURNMENT

Commissioner Harris made a motion to adjourn at 7:07 p.m.; this motion was seconded by Commissioner Burbage. All voted in favor. Motion passed unanimously (4-0).



Priscilla Burbage

Tracy Campbell

Frederick Harris

Bryan Muckenfuss, Sr.

Steve Parham

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

**TOWN OF RAVENEL
BOARD OF ZONING APPEALS MEETING
TUESDAY, DECEMBER 12, 2023
6:00 P.M.**

The Board of Zoning Appeals Meeting of the Town of Ravenel was held Tuesday, December 12, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Board of Zoning Appeals were present: Priscilla Burbage (Vice-Chairperson), Tracy Campbell, Frederick Harris (Chairman), Bryan Muckenfuss, Sr., and Steve Parham. Also in attendance was Town Administrator and Planner Michael Hemmer, who supervised.

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

1. CALL TO ORDER

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

2. PRAYER & PLEDGE OF ALLEGIANCE

The Lord's Prayer and the Pledge of Allegiance were recited by attendees.

3. REQUEST BZA 2023-05

BZA Request 2023-05 is for a Special Exception Use to operate a Specialty Trade Contractor business located at 4347 Savannah Highway with TMS #: 245-00-00-057 in a General Business (GB) zoned district. This Special Exception Use carries with it the specific conditions of #4, #7, #8, #9, & #16.

Mr. Hemmer explained that the subject property consists of an approximately 1.51-acre tract located at 4347 Savannah Highway. The parcel is wide and shallow and backs up to the rail line; the property is the previous location of "Ted's Trailers". Surrounding properties are zoned General Business and Neighborhood Commercial.

Applicant John Oakley of Charleston Electrical Services, Inc., is renting the property in question and looking to relocate the business to Ravenel from downtown Charleston. Mr. Oakley has 20 employees, 8 commercial vans, and one small bucket truck. The business's primary scope of work is service and maintenance. He agreed to all conditions provided and if approved, is looking forward to moving his business to Town.

Commissioners must consider if the request meets the standards and conditions of Chapter 3 of the Town's Zoning Code and the Zoning Ordinance Use Matrix. In addition, they must also apply the conditions of the following:

- #4 – All trash containers must be screened from view from any adjacent property or right-of-way.
- #7 – No outside storage of materials, supplies, or equipment.
- #8 – No outside storage or display of products for sale or rent.
- #9 – No outside storage of vehicles, boats, trailers, tractors, or other machinery, whether new, used, damaged, or wrecked.

#16 – The use must not include trucks larger than Class 6 (19,501 – 26,000 lbs.) or other vehicles of the same weight and size.

Commissioners inquired about loading and unloading procedures, storage of materials and vehicles, a privacy fence, additional buildings, future uses, SCDOT, and daily operations.

Commissioner Harris made a motion to approve Request BZA 2023-05 with conditions #4, #7, #8, #9, & #16; this motion was seconded by Commissioner Parham. All voted in favor. Motion passed unanimously (5-0).

4. OTHER BUSINESS

None.

5. ADJOURNMENT

Commissioner Burbage made a motion to adjourn at 6:48 p.m.; this motion was seconded by Commissioner Harris. All voted in favor. Motion passed unanimously (5-0).

UNOFFICIAL



Priscilla Burbage

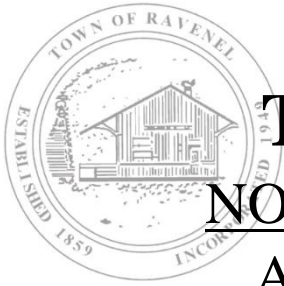
Tracy Campbell

Frederick Harris

Bryan Muckenfuss, Sr.

Steve Parham

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



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.



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

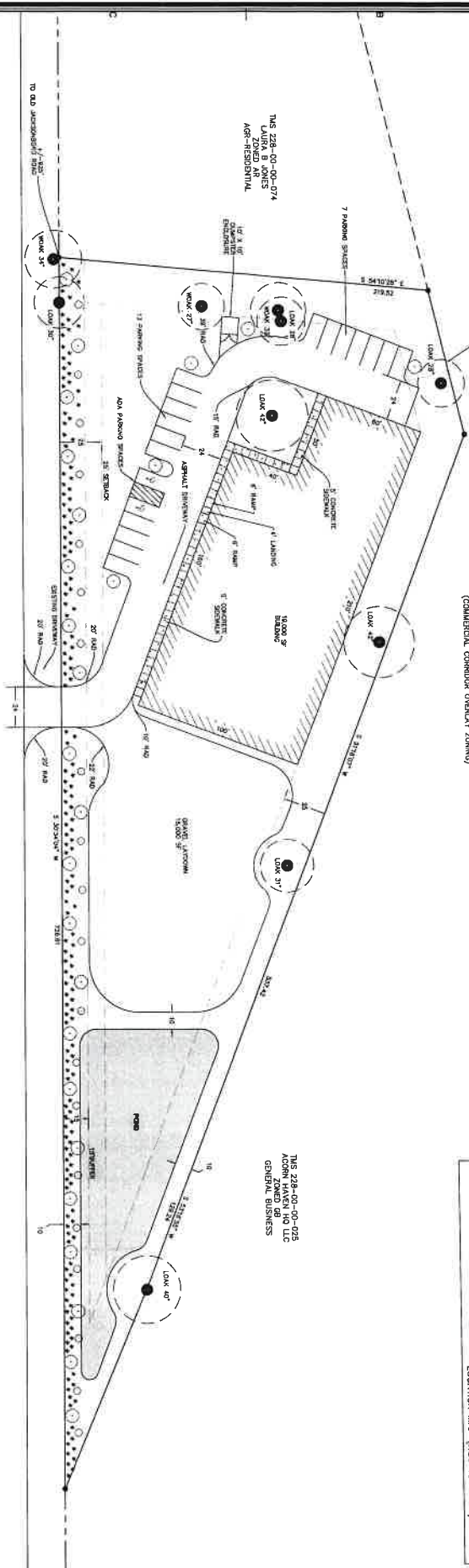


TMS 228-00-00-025
ACORN HAVEN HO LLC

TMS 228-00-00-026
224 ACRES (2000)
OWN PARCEL (2000)
GENERAL BUSINESS
(COMMERCIAL CORRIDOR OVERLAY ZONING)

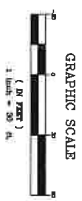
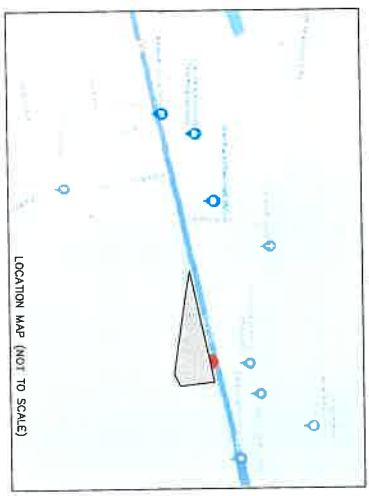
TMS 228-00-00-074
LAURA B KOKES
AGS-RESIDENTIAL

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



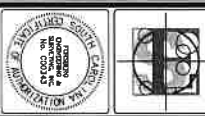
US HWY 17 150' R/W
SAVANNAH HWY

SOFTEN BOUND LINES



DATE	2/13/24
DRAWN/DESIGNED	CHRISTOPHER
CHECKED	2/13/24
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 50575
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 571-2622 FAX (843) 571-6780
 CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE



< Selected Parcel

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

