

# TOWN OF RAVENEL

1<sup>st</sup> Reading: 9/28/21  
2<sup>nd</sup> Reading: 10/6/21

Introduced by: Buckey Waters  
Date: 9/28/21

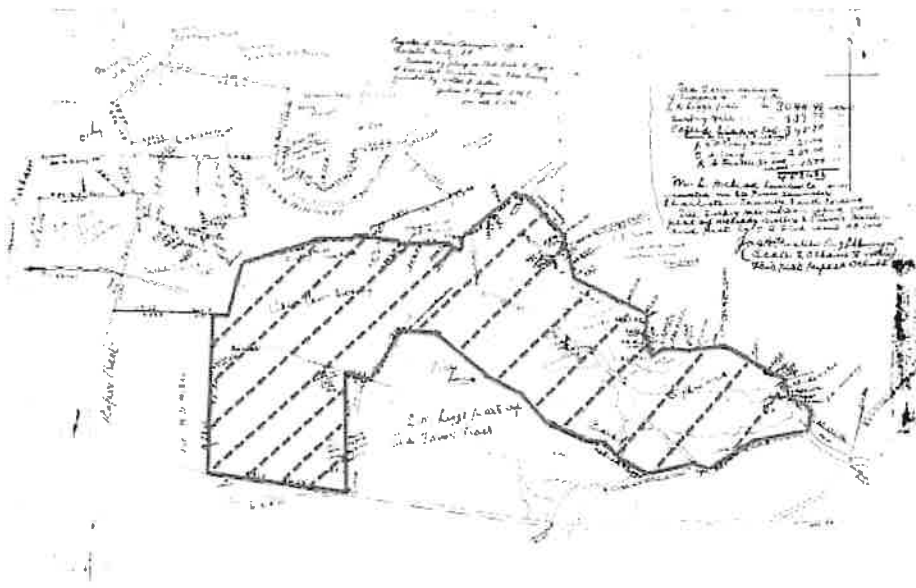
## ORDINANCE 18-21

**AN ORDINANCE ANNEXING 2,876.54 ACRES, MORE OR LESS, CONSISTING OF PARCEL ID# 301-00-00-015 LOCATED NEAR OLD JACKSONBORO HIGHWAY AND US HIGHWAY 17, INTO THE CORPORATE LIMITS OF THE TOWN OF RAVENEL, SOUTH CAROLINA; APPROVING THE MASTER DEVELOPMENT PLAN AND PLANNED DEVELOPMENT DISTRICT GUIDELINES FOR A PORTION OF THE PROPERTY BEING ANNEXED AND OTHER PROPERTY ALREADY WITHIN THE TOWN CONSISTING OF PARCEL ID# 301-00-00-010; ESTABLISHING THE ZONING FOR A PORTION OF THE ANNEXED PROPERTY AS AGRICULTURAL RESIDENTIAL AND THE ZONING FOR A PORTION OF THE ANNEXED PROPERTY AS PLANNED DEVELOPMENT DISTRICT; AND REZONING PROPERTY ALREADY WITHIN THE TOWN CONSISTING OF PARCEL ID# 301-00-00-010 AS PLANNED DEVELOPMENT DISTRICT**

**WHEREAS**, an annexation petition for tax map parcel 301-00-00-015 (the “Annexed Property”), located along Old Jacksonboro Highway and US Highway 17, and containing 2,876.54 acres, more or less, in Charleston County, South Carolina, has been presented to the Ravenel Town Council;

**WHEREAS**, the full description of the Annexed Property is as follow:

All of those certain pieces, parcels or tracts of land described as the Tea Farm Tract (exclusive of the Turkey Hill Tract and the L.K. Legge Portion of the Tea Farm Tract) containing approximately 3,044.96 acres, and the R.A. Postell, Sr. Tract containing approximately 15.00 acres, on that certain plat prepared by J. Postell in October 1946 for M. L. McLeod Lumber Co. recorded on November 7, 1946 in Plat Book G at page 4 in the office of the Register of Deeds for Charleston County. Said property being designated as the crosshatched area below:



**LESS AND EXCEPT:**

(Property Owned by Charleston County School District)

ALL that certain piece, parcel or tract of land situate, lying and being in St. Pauls Parish, Town of Ravenel, Charleston County, South Carolina, containing 16.00 acres, more or less, as shown on a plat thereof entitled "St. Pauls Parish, Town of Ravenel, Charleston County, S.C., Survey of a Portion of TMS 301-00-00-010, Containing 16.00 Acres Owned by McLeod Lumber Company, About to be Conveyed to the Charleston County School District", prepared by Lewis E. Seabrook, Civil Engineer and Land Surveyor, S.C. Reg. No. 09860, dated September 11, 2006, recorded in the RMC Office for Charleston County in Plat Book DF, at Page 273, which property was conveyed by McLeod Lumber Co., Inc. to Charleston County Scholl District by deed recorded on October 24, 2006 in Book F-603 at page 796.

**AND ALSO LESS AND EXCEPT:**

(Property of McLeod Lumber Company, Inc. currently within Town limits)

**AND:**

All that certain piece, parcel or tract of land, lying, being and situate in Charleston County, South Carolina, containing 167.51 acres and designated as "Town of Ravenel Area" on that certain plat prepared for McLeod Lumber Co., Inc. entitled "SUBDIVISION PLAT OF A PORTION OF THE MCLEOD LUMBER CO. TRACT TO CREATE TRACT 1 CONTAINING 395.77 ACRES, LOCATED PARTIALLY IN THE TOWN OF RAVENEL AND PARTIALLY IN UNINCORPORATED CHARLESTON COUNTY, ST. PAULS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA" prepared for McLeod Lumber Co., Inc. by Thomas & Hutton dated April 14, 2021 and to be recorded in the Office of the Register of Deeds for Charleston County;

And,

**WHEREAS**, the Annexed Property is within the growth boundary of the Town of Ravenel; and,

**WHEREAS**, the Annexed Property is contiguous to the boundary of the Town of Ravenel, South Carolina; and,

**WHEREAS**, the annexation petition sets forth that this proposed annexation is requested pursuant to Section 5-3-150(3) of the South Carolina Code of Laws, 1976 (as amended) and contains the signatures of all freeholders of the property to be annexed; and,

**WHEREAS**, the annexation petition was submitted in conjunction with a proposed Annexation and Development Agreement and requested a zoning designation of Planned Development District (PD) for the approximately 228.26 acre portion of the Annexed Property contained within the PD Property (as defined in the Annexation and Development Agreement, which contains approximately 396 acres), and a zoning designation of Agricultural Residential District (AR) for the Residual Property (as defined in the Annexation and Development Agreement, which contains approximately 2,648.28 acres) as set forth in the Annexation and Development Agreement; and,

**WHEREAS**, on September 16, 2021, after a public hearing, the Town Planning and Zoning Commission recommended approval of the annexation petition, with recommendations for a zoning designation of PD for the PD Property and a zoning designation of AR for the Residual Property, however, with recommended amendments regarding the density of the Residual Property; and,

**WHEREAS**, on September 28, 2021, a second public hearing was held before Town Council; and,

**WHEREAS**, the annexation petition contains a description and a tax map of the Annexed Property; and

**WHEREAS**, Council has given careful consideration to the related PD and AR zoning for the Annexed Property as set forth in the annexation petition and the Annexation and Development Agreement, and believes such PD and AR zoning as set forth in the annexation petition and Annexation and Development Agreement is appropriate for the parcels and the proposed development guidelines.

***NOW THEREFORE, BE IT ORDAINED*** by the Town Council of the Town of Ravenel, South Carolina, in Council duly assembled, and by authority of the same, as follows:

1. The Annexed Property which is incorporated herein by reference, is annexed into the Town of Ravenel, South Carolina.

2. The Annexed Property shall be zoned Planned Development District (PD) for the portion of the Annexed Property contained in the PD Property and shall be zoned Agricultural Residential District (AR) for the Residual Property, in accordance with the Tea Farm Annexation and Development Agreement which is attached hereto as Exhibit "A" and incorporated herein by reference and the Tea Farm Planned Development District (PD) Rezoning Application, which is

attached hereto as Exhibit "B" and incorporated herein by reference, and the guidelines contained therein, which are approved and incorporated herein by reference.

3. The portion of the PD Property currently bearing tax parcel number 301-00-00-010, which is already within the limits of the Town of Ravenel, shall be rezoned Planned Development District (PD) in accordance with the Tea Farm Annexation and Development Agreement which is attached hereto as Exhibit "A" and incorporated herein by reference and the Tea Farm Planned Development District (PD) Rezoning Application, which is attached hereto as Exhibit "B" and incorporated herein by reference, and the guidelines contained therein, which are approved and incorporated herein by reference.

THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

ADOPTED this 6<sup>th</sup> day of October, 2021 at Ravenel, South Carolina.

Ayes: 5

Nays: 0

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


ATTEST:

  
\_\_\_\_\_

Stephen Tumbleston, Mayor

  
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Clerk-Treasurer

  
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Approved—Corporation Counsel

**EXHIBIT A**

**TEA FARM ANNEXATION AND DEVELOPMENT AGREEMENT**

**EXHIBIT B**

Tea Farm Planned Development District (PD) Rezoning Application