



TOWN OF RAVENEL

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Town of Ravenel, SC will hold a Public Hearing at 6:00 p.m., on Thursday, December 7, 2023 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

The purpose of the Public Hearing is to consider Request MA2023-06 to change the zoning district for TMS #244-00-00-159 located on Savannah Highway in Ravenel from Neighborhood Commercial (NC) to General Business (GB) and for TMS #244-00-00-104 having address 4292 Savannah Highway from Agricultural Residential (AR) to General Business (GB).

By Town Code, property owners within 300' of property to be rezoned are hereby notified. Documents related to this Rezoning 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

Planning & Zoning Commission

PUBLIC HEARINGS AND REGULAR MEETING

Thursday, December 7, 2023, at 6:00 p.m.

Council Chambers at Town Hall

5962 Highway 165, Ravenel, SC 29470

A LIVESTREAM VIDEO LINK WILL BE AVAILABLE VIA THE TOWN FACEBOOK PAGE.
IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA, YOU MAY EMAIL YOUR COMMENT TO:

townadministrator@townofravenel.com

Public Hearing (Map Amendment 2023-06): 6:00 p.m.
Public Hearing (Map Amendment 2023-07): 6:05 p.m. or immediately following
Regular Meeting Agenda: 6:10 p.m. or immediately following

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Approval of Agenda
 - a. Recusals / Conflicts of Interest
4. Approval of Prior Meeting Minutes:
 - a. November 2, 2023
5. Old Business:
6. New Business
 - a. Request MA2023-06
 - b. Request MA2023-07
 - c. Site Plan Review East Coast Hydraulics
 - d. Site Plan Review Parson's Tax Office
7. Public Comments
8. Commissioner Comments
9. Next Meeting Date: January 4, 2024
10. Adjournment



Town of Ravenel

Pardue

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 11/3/23

Application #: MA2023-06

Applicants must complete and submit this form, along with the required information and fee for any amendment to the Ravenel Zoning Code text or map. A Public Hearing before the Ravenel Planning & Zoning Commission will be scheduled with a public notice to be advertised at least 14 days prior. Property to be rezoned will be posted and adjacent property owners within 300' will be notified by mail. The Planning & Zoning Commission will make a recommendation to Ravenel Town Council to approve or deny the request. The Town Council of the Town of Ravenel will, by ordinance with two readings, make any amendments to the Ravenel Zoning Code.

To be completed by applicant – PLEASE PRINT

Subject Property Address: 4271 Savannah Hwy (Lot 3) TMS #: 244-00-00-159
Property Owner: Elizabeth Louise Postell ^{Lulu} Phone #: 843-870-8337
Applicant Name: The Trust of Michael Smith Phone #: 843-908-2300
Applicant's Mailing Address: 915 Industrial Rd. Walterboro, SC 29488

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

Buyer

Lot Size: (total acres) .81 Highland (total acres) _____ Wetland (total acres) _____

Plat Recorded: _____ Book _____ Page _____ Deed Recorded: _____ Book _____ Page _____

Current Zoning of Property: Agriculture requested Zoning of Property: General Business

Reason for requested Zoning / Description of Text Amendment: Transferring from Agriculture to a business office

Requirements for Submittal: Approved, Recorded Plat of Subject Property and a Fee of \$150

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

Elizabeth L. Postell
Signature of Owner

11/3/23
Date

[Signature]
Signature of Applicant/Representative

11-3-23
Date

The owner and/or Applicant should attend the Public Hearing before the Planning and Zoning Commission Meeting as additional information may be required.



Paid *[initials]*

Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 11/3/23

Application #: MA2023-06
~~MA2023-07~~

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To be completed by applicant – PLEASE PRINT

Subject Property Address: 4292 Savannah Hwy (Lot 2) TMS #: 244-00-00-104

Property Owner: Elizabeth Louise Postell Luhn Phone #: 843-870-8337

Applicant Name: The Trust of Michael Smith Phone #: 843-908-2300

Applicant's Mailing Address: 915 Industrial Rd. Walterboro, SC 29488

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

Buyer

Lot Size: (total acres) 24.7 Highland (total acres) _____ Wetland (total acres) _____

Plat Recorded: _____ Book _____ Page _____ Deed Recorded: _____ Book _____ Page _____

Current Zoning of Property: Agriculture/Residential requested Zoning of Property: General Business

Reason for requested Zoning / Description of Text Amendment: Transferring from Agriculture to a business office. House on-site will be made into the office

Requirements for Submittal: Approved, Recorded Plat of Subject Property and a Fee of \$150

I, Elizabeth Louise Postell Luhn, certify that I am the owner of the subject property and the information on this application is complete and accurate. I authorize the subject property to be posted and inspected.

Elizabeth Louise Postell
Signature of Owner

11/3/23
Date

[Signature]
Signature of Applicant/Representative

11-3-23
Date

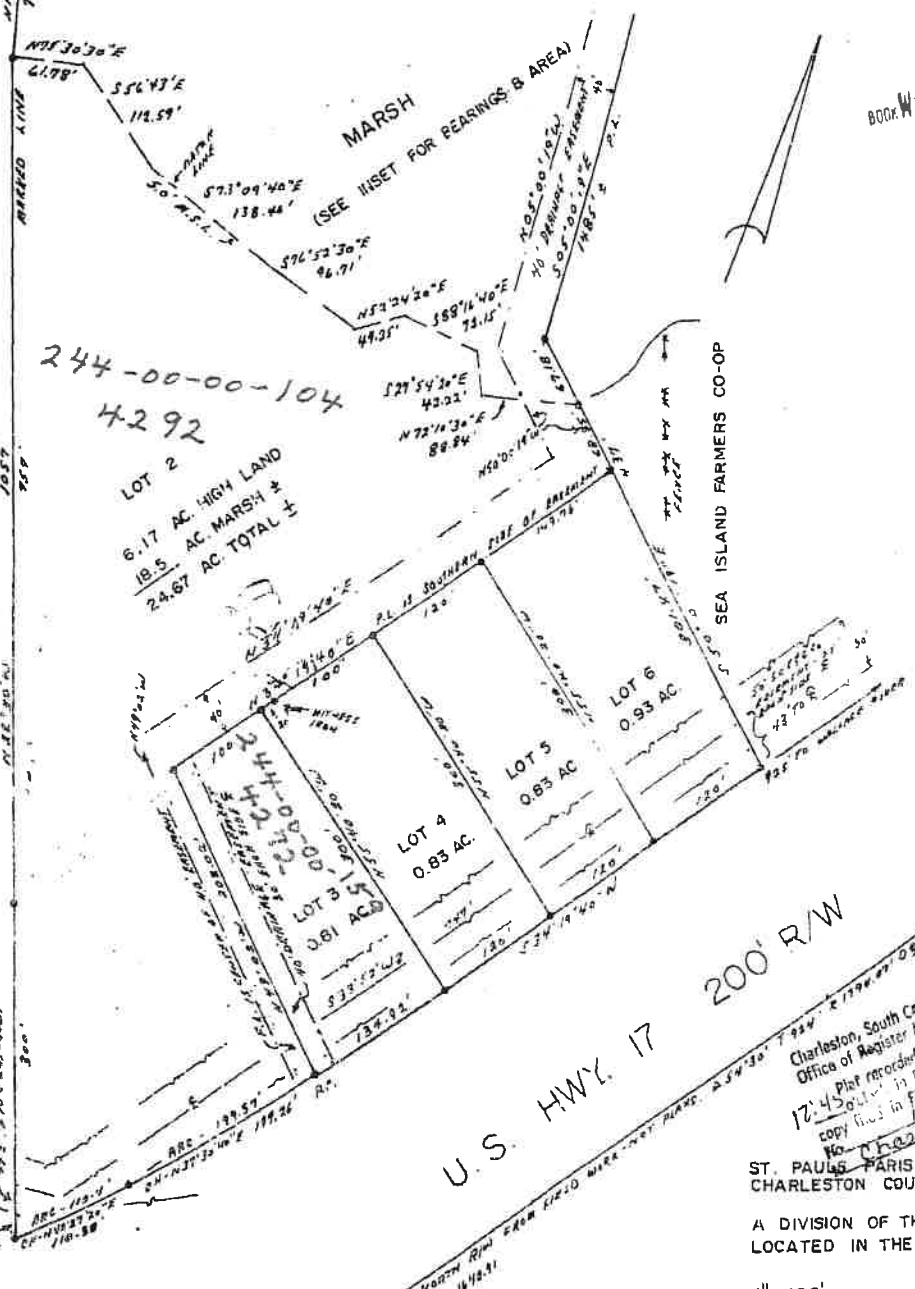
The owner and/or Applicant should attend the Public Hearing before the Planning and Zoning Commission Meeting as additional information may be required.

#7895

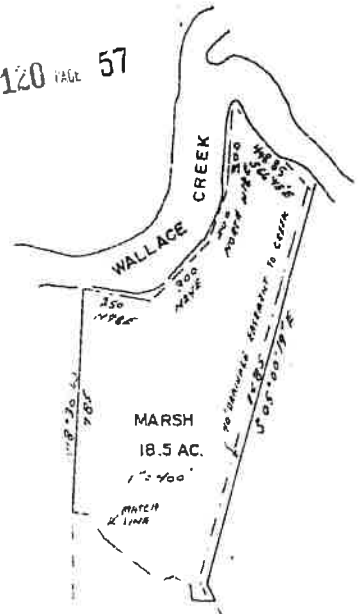
1. 1/4" R/W AT ALL CORNERS 2. SURVEYED TO 1/2" SOUTH OF HIGHWAY FENCE ON U.S. 17 - R/W MARKER FOUND 1.5' SOUTH OF FENCE.
3. THE APPROVAL OF THIS PLAN IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT THE DRAINAGE EASEMENTS SHOWN FOR EITHER MAINTENANCE OR CONSIDERATION.

BOOK W120 PAGE 57

GREENWAY LAND CO INC.



244-00-00-104
4292
LOT 2
6.17 AC. HIGH LAND
18.5 AC. MARSH ±
24.67 AC. TOTAL ±



Surveyed by
S. B. B. B. B.
REGISTERED SURVEYOR
NOVEMBER 6, 1979

7895

Charleston, South Carolina
Office of Register Mesne Conveyance
17:45 Plot recorded in P. 7 day of
copy filed in P. 7 AO S. 84 and tracing cloth
No. 12 copy of plat to white print delivered
Chas. C. Planning Board
Robert L. King
Register Mesne Conveyance

ST. PAULS PARISH
CHARLESTON COUNTY, S.C.
A DIVISION OF THE LANDS OF ARNOLD POSTELL
LOCATED IN THE RANTOWLES SECTION.

1" = 100' JULY 13, 1979

I HEREBY DEDICATE THE DRAINAGE EASEMENT
SHOWN TO THE USE OF THE PUBLIC FOREVER.

ARNOLD POSTELL

ONE IN 3030
Rott & King
45 FOLLY ROAD
CHARLESTON, S.C. 29407



