



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 MA2023-07 to change the zoning district for three parcels located near Burbage Mobile Home Park at 6059 Roper Run Road Extension. These parcels are:

- #187-00-00-064 from Residential Two (R-2) to Residential Three (R-3)
- #187-00-00-062 from Agricultural Residential (AR) to Residential Three (R-3)
- #187-00-00-070 from Agricultural Residential (AR) to Residential Three (R-3)

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

P. J. W.

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 11/15/23

Application #: **MA2023-07**

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: 6049 Roper Run Ext TMS #: 187-00-00-060,062,064,070

Property Owner: Donald Burbage Phone #: _____

Applicant Name: Edwin Bitter Phone #: 843-212-6602

Applicant's Mailing Address: 941 McCants Drive, Mt. Pleasant, SC 29464

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

Buyer

Lot Size: (total acres) 51.76 Highland (total acres) 43.14 Wetland (total acres) 8.62

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

Current Zoning of Property: AG, R2, R3 requested Zoning of Property: R3

Reason for requested Zoning / Description of Text Amendment: _____
Rezone parcels as outlined in the attached letter

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

I, Donald W. Burbage II, 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.

Donald W. Burbage
Signature of Owner

11/15/23
Date

E. Bitter
Signature of Applicant/Representative

11/15/23
Date

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

November 15, 2023

Mike Hemmer
Town of Ravenel
Town / Planning & Zoning Administrator

RE: Trust Communities – Letter of Intent

Trust Communities (“Trust”) hereby submits the following letter of intent for improvements to be made to the Burbage Mobile Home Park, located at 6059 Roper Run Ext, Ravenel SC 29470:

1. Rezone parcels 187-00-00-62, 187-00-00-64, and 187-00-00-70 to R3
2. Add additional manufactured housing units based on R3 zoning standards as follows:

<u>TMS #</u>	<u>Zoning</u>	<u>Rezoning</u>	<u>Parcel Area (acres)</u>	<u>Upland Area (acres)</u>	<u>Allowable Units (x3)</u>	<u>Existing Units</u>	<u>New Units</u>
187 00 00 060	R3	R3	24.12	21.65			
187 00 00 070	Agricultural	R3	23.54	17.39			
187 00 00 062	Agricultural	R3	1.00	1.00			
187 00 00 064	R2	R3	3.10	3.10			
TOTAL			51.76	43.14	129	65	64

About Trust: Trust Communities is a South Carolina-based owner and operator of affordable manufactured housing communities in the greater Charleston-area. Trust’s mission is to provide a safe, clean, and affordable home to Lowcountry residents who may not have a traditional path to homeownership.

Sincerely,



E.W. Bitter, Principal

edwin@trustcommunities.com
(843) 212-6602

Enter address, road, parcel # or

