

**TOWN OF RAVENEL  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
THURSDAY, DECEMBER 7, 2023  
6:00 P.M.**

The Public Hearing and Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, December 7, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Planning and Zoning Commission were present: Nicole Barron, Eric Grant, Laurie Infinger (Vice-Chair), Jerry Jackson (Chairman), Thomas Masi, and Town Administrator and Planner Mike Hemmer, who supervised. Also in attendance was Councilmember LaJuanda Brown, on behalf of the Town Council.

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

**Public Hearing for Map Amendment 2023-06:**

Chairman Jackson called the Public Hearing to order at 6:02 p.m. A quorum was present to conduct business.

The purpose of this Public Hearing is to consider changing the zoning district of TMS #: 244-00-00-159 located on Savannah Highway from Neighborhood Commercial (NC) to General Business (GB), as well as TMS #: 244-00-00-104 located at 4292 Savannah Highway from Agricultural Residential (AR) to General Business (GB). Property owner Elizabeth Postell stated in her Rezoning Application that future plans include converting the current home on the property into a business office.

Mr. Hemmer discussed surrounding zoning classifications and details from the Town's Land Use Plan.

Hayden Smith with Clean Management Environmental Group, Inc. shared information regarding the business aspect of this rezoning request. Clean Management Environmental Group, Inc. is currently based out of Walterboro, South Carolina and assists clients in managing their hazardous and non-hazardous waste. He stated that the business office would serve as a customer service and administrative space for the company, and no harmful materials or chemicals would be present on the premises.

*Chris Haslett of 4277 Jacobs Point Court*, submitted a petition from property owners of the Jacobs Point neighborhood expressing their opposition to the requested zoning change (*Attachment 1*). Mr. Haslett shared that while conducting his own research, he discovered that the business location in Walterboro stores environmentally hazardous waste and is concerned that the company will do the same in Ravenel if the rezoning is approved. He communicated other potential issues that he believes could be detrimental if the business is allowed to operate here.

*Don Heshner of 6070 Jacobs Point Boulevard*, serves as President of the Jacobs Point Homeowners Association. Mr. Heshner agreed with and supported his neighbor Mr. Haslett's concerns and findings. He shared his worries surrounding traffic as there is currently no merge lane to enter and exit the neighborhood, as well as the increase in traffic flow another commercial property would bring to the area.

*Jeanette Crable of 4287 Jacobs Point Court*, urged Ravenel officials to protect homeowners and their rights. The beauty, nature, and ruralness of the area that made her move here years ago has since vanished, and she believes will continue to decline with businesses such as this coming to the area.

*Kelly Kirschner of 4270 Jacobs Point Court*, recently moved to the area, and stated that if she was aware of the current commercial development, it would have greatly impacted her decision to relocate. She doesn't believe that this is an appropriate location for this type of business based upon potential environmental impacts.

This Public Hearing closed at 6:31 p.m.

## **Public Hearing for Map Amendment 2023-07: WITHDRAWN**

### **Regular Meeting Agenda:**

#### **1. CALL TO ORDER**

Chairman Jackson called the Regular Meeting to order at 6:31 p.m. A quorum was present to conduct business.

#### **2. INVOCATION & PLEDGE OF ALLEGIANCE**

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

#### **3. APPROVAL OF AGENDA**

##### **a. Recusals/Conflicts of Interest**

None.

#### **4. APPROVAL OF PRIOR MEETING MINUTES**

Postponed.

#### **5. OLD BUSINESS**

None.

#### **6. NEW BUSINESS**

##### **a. Request Map Amendment 2023-06**

Hayden Smith shared that the Walterboro business location is nearly 240 acres with a business office that serves as a workplace for the company's administrative workers, in addition to a processing facility for non-hazardous materials. As far as hazardous waste is concerned, Clean Management Environmental Group, Inc. uses third-party companies, facilities, and transporters to properly dispose of these items.

Holden Smith with Clean Management Environmental Group, Inc., explained that the business is simply a broker company that contracts other businesses to facilitate the disposal of hazardous waste. He clarified that while the Walterboro location holds a permit for only non-hazardous waste, the presence of any hazardous waste at any time would be illegal in accordance with SCDHEC policies which would also apply to business practices in Ravenel. He reiterated that the property would only house the business office.

Public concerns regarding future uses of the property, types of non-hazardous waste that the company handles, regulations relating to storage containers on the property, and the enforcement of ensuring no hazardous materials will be onsite were addressed.

Commissioner Masi made a motion to recommend approval for the rezoning of TMS #: 244-00-00-159 to General Business (GB); this motion was seconded by Commissioner Grant. Motion withdrew.

Commissioner Infinger made a motion to recommend approval for the rezoning of TMS #: 244-00-00-159 to Neighborhood Commercial (NC); this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously.

Commissioner Jackson made a motion to recommend denial of the rezoning request for TMS #: 244-00-00-104; this motion was seconded by Commissioner Infinger. All voted in favor. Motion passed unanimously.

**b. Site Plan Review: East Coast Hydraulics**

Plans were reviewed for East Coast Hydraulics Cylinder Repair Shop located at 5507 Savannah Highway. The local fire district previously reviewed the plans and didn't detect any issues. This Site Plan Review was approved.

**c. Site Plan Review: Parson's Tax Office**

Plans were reviewed for Your Tax Service owned and operated by Renee Parsons and located at TMS #: 229-13-00-139 on Savannah Highway. Commissioners discussed plants and shrubbery, entry and exit points, fencing, building colors, and signage. This Site Plan Review was approved.

**7. PUBLIC COMMENTS**

None.

**8. COMMISSIONER COMMENTS**

Commissioners expressed their gratitude to Chairman Jackson for his service on the Planning and Zoning Commission over the years.

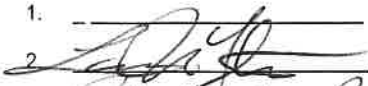




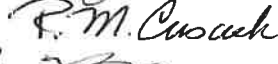



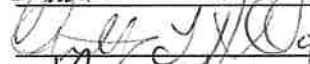

**9. NEXT MEETING**

The next Planning and Zoning Commission Meeting will be held on Thursday, January 4, 2023, at 6:00 p.m.

**10. ADJOURNMENT**

Commissioner Masi made a motion to adjourn the meeting at 8:05 p.m.; this motion was seconded by Commissioner Jackson. All voted in favor. Motion passed unanimously.

We the undersigned property owners of Jacobs Point do hereby oppose the proposed rezoning by the Town of Ravenel Planning and Zoning Commission for the property located at 4292 Savannah Hwy. and currently owned by Elizabeth Postell to be change from zoned Agricultural to General Business. We oppose this zoning change.

Owner	Address	Date
1. _____	_____	_____
2. 	6057 JACOBS POINT BLVD	12-5-23
3. 	4278 Jacobs Pt Ct	12/5/23
4. Nancy Taracito	6099 Jacobs Point Blvd.	12/5/23
5. Don & Julie Heshar	6070 Jacobs P. Blvd	12/5/23 
6. JEANETTE CLARKE	4287 JACOBS PT CT	12/5/23
7. Chris Haslett	4277 Jacobs Point	12/5/23 
8. Sarah Haslett	4275 Jacobs Point	12/5/23 
9. <u>Bendy + Sabrina Cusum</u>	4281 Jacobs Point	12/5/23 
10. Tucker Bates	4258 Jacobs Point	12/5/23 
11. Rachel Bates	4258 Jacobs Point	12/5/23
12. Darren BURKHARD	4251 Jacobs Point Ct	12-5-23
13. Carolyn Orbach	6094 Jacobs Blvd 29470	12-5-23 
14. Jerry D Redick	6091 Jacobs Pt Blvd	12-5-23
15. 	6071 Jacobs Point Blvd	12-5-23
16. 	6078 Jacobs Point Rd	12-5-23
17. 	6058 Jacobs Pt.	12.5.2023
18. Matt and Courtney Small	6051 Jacobs Pt Blvd	12/5/2023
19. _____	_____	_____
20. Mike & Sheron Thron	4283 Jacobs Pt. Ct.	12-7-2023
21. _____	_____	_____
22. _____	_____	_____
23. _____	_____	_____
24. _____	_____	_____
25. _____	_____	_____
26. _____	_____	_____
27. _____	_____	_____
28. _____	_____	_____
29. _____	_____	_____
30. _____	_____	_____
31. _____	_____	_____



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**Nicole Barron**

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**Eric Grant**

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**Laurie Infinger**

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**Thomas Masi**

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**Jim O’Gallagher**

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