



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, January 4, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

The purpose of the Public Hearing is to consider Request MA2024-01 to change the zoning district for a 96.54 acre parcel with TMS #188-00-00-116 located off of Drayton Street from Agricultural Residential (AR) to Residential Three (R-3).

By Town Code, property owners within 300' of property requested to be rezoned 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.



Town of Ravenel

Planning & Zoning Commission

PUBLIC HEARING AND REGULAR MEETING

Thursday, January 4, 2024, 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 2024-01): 6:00 p.m.

Regular Meeting Agenda: 6:05 p.m. or immediately following

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Introduction of New Member/s
4. Review of P&Z Roles and Responsibilities
5. Election of Chair & Vice Chair
6. Approval of Agenda
 - a. Recusals / Conflicts of Interest
7. Approval of Prior Meeting Minutes:
 - a. November 2, 2023
 - b. December 7, 2023
8. Old Business:
9. New Business
 - a. Request MA2024-01
10. Public Comments
11. Commissioner Comments
12. Next Meeting Date: February 1, 2024
13. Adjournment



Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 12-12-2023

Application #: MA 2024-01

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: DRAYTON STREET TMS #: 1880000116

Property Owner: JANE TUMBLESTON LIFE ESTATE Phone #: 843-709-8904

Applicant Name: SUSAN T. HENDRICKS Phone #: 843-709-8904

Applicant's Mailing Address: P.O. Box 32, RAVENEL 29070

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

TRUST REPRESENTATIVE

Lot Size: (total acres) 96.54 Highland (total acres) _____ Wetland (total acres) _____

Plat Recorded: CK Book 172 Page _____ Deed Recorded: 0591 Book 857 Page _____

Current Zoning of Property: AR requested Zoning of Property: R3

Reason for requested Zoning / Description of Text Amendment: _____

ESTABLISHMENT OF FUTURE SUBDIVISION

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

I, SUSAN T. Hendricks, 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.

Susan T. Hendricks
Signature of Owner

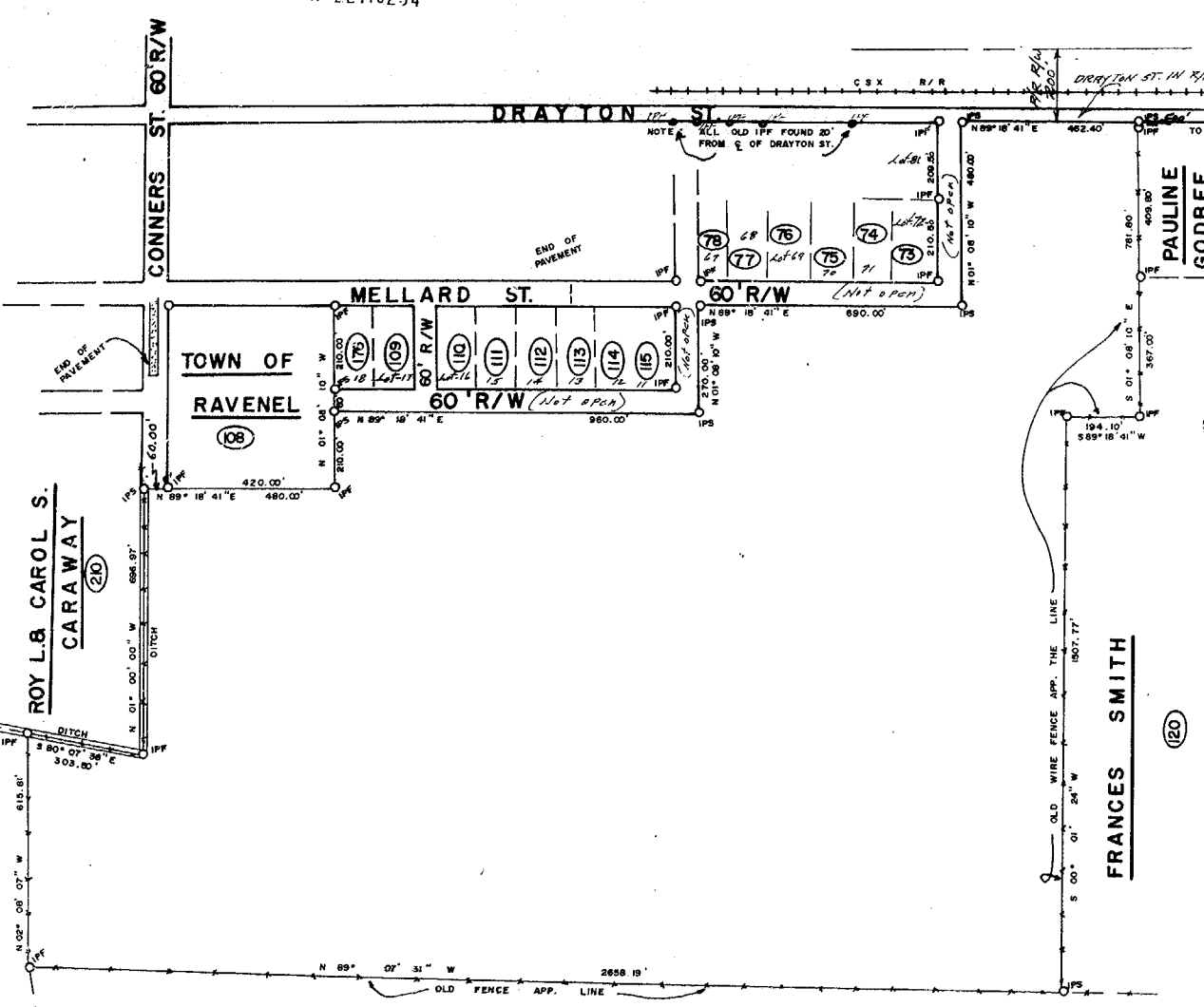
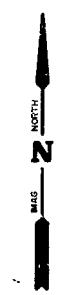
12-12-2023
Date

Susan T. Hendricks
Signature of Applicant/Representative

12-12-2023
Date

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

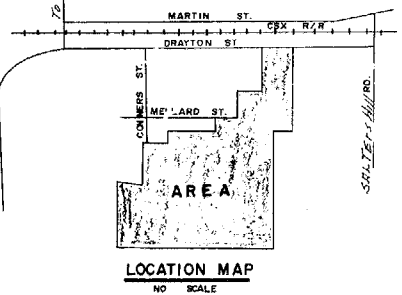
EX R 221FG234



Charleston South Carolina
Office of Register Mesne Conveyance

Plat recorded this 18 day of Dec 1992 at
11:50 o'clock in Plat Book CR page 112 and tracing cloth
copy filed in File 2 Drawer 4 Folder 27 Drawing
No 35 Original plat (as a print) delivered
to E. L. Warren

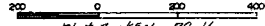
Robert N. King
Register Mesne Conveyance



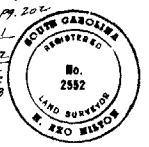
LEGEND

IPF - IRON PIPE FOUND - 3/4" REBAR
IPS - IRON PIPE SET - 3/4" REBAR
I HEREBY STATE THAT TO THE BEST OF MY
KNOWLEDGE, INFORMATION, AND BELIEF, THE
SURVEY SHOWN HEREON WAS MADE IN ACCORD-
ANCE WITH THE REQUIREMENTS OF THE MIN-
IMUM STANDARDS MANUAL FOR THE PRACTICE
OF LAND SURVEYING IN SOUTH CAROLINA, AND
NEEKS OF EXCEEDS THE REQUIREMENTS FOR A
CLASS 2 SURVEY AS SPECIFIED THEREIN.

REF... PLAT BY J. N. FRANK, JULY 1940
PLAT BY J. D. TAYLOR, SEPT 23, 1910
DEED BOOK V3, PAGE 842
231 P. 576
T.M.S. - 188-0-0-116



Plat Books 1, P. 11
" " " " P. 20
" " " " P. 1
" " " " P. 72
" " " " P. 116
" " " " P. 138



CLARENCE & LILLIAN BOYD (B)

**PLAT OF 96.54 ACRES
PROPERTY OF S.L. WARREN EST.
ABOUT TO BE CONVEYED TO JANE W. TUMBLESTON
TOWN OF RAVENEL, CHARLESTON COUNTY, SOUTH CAROLINA**

SCALE: 1" = 200' APRIL 17, 1992

H. E. Hilton R.L.S.

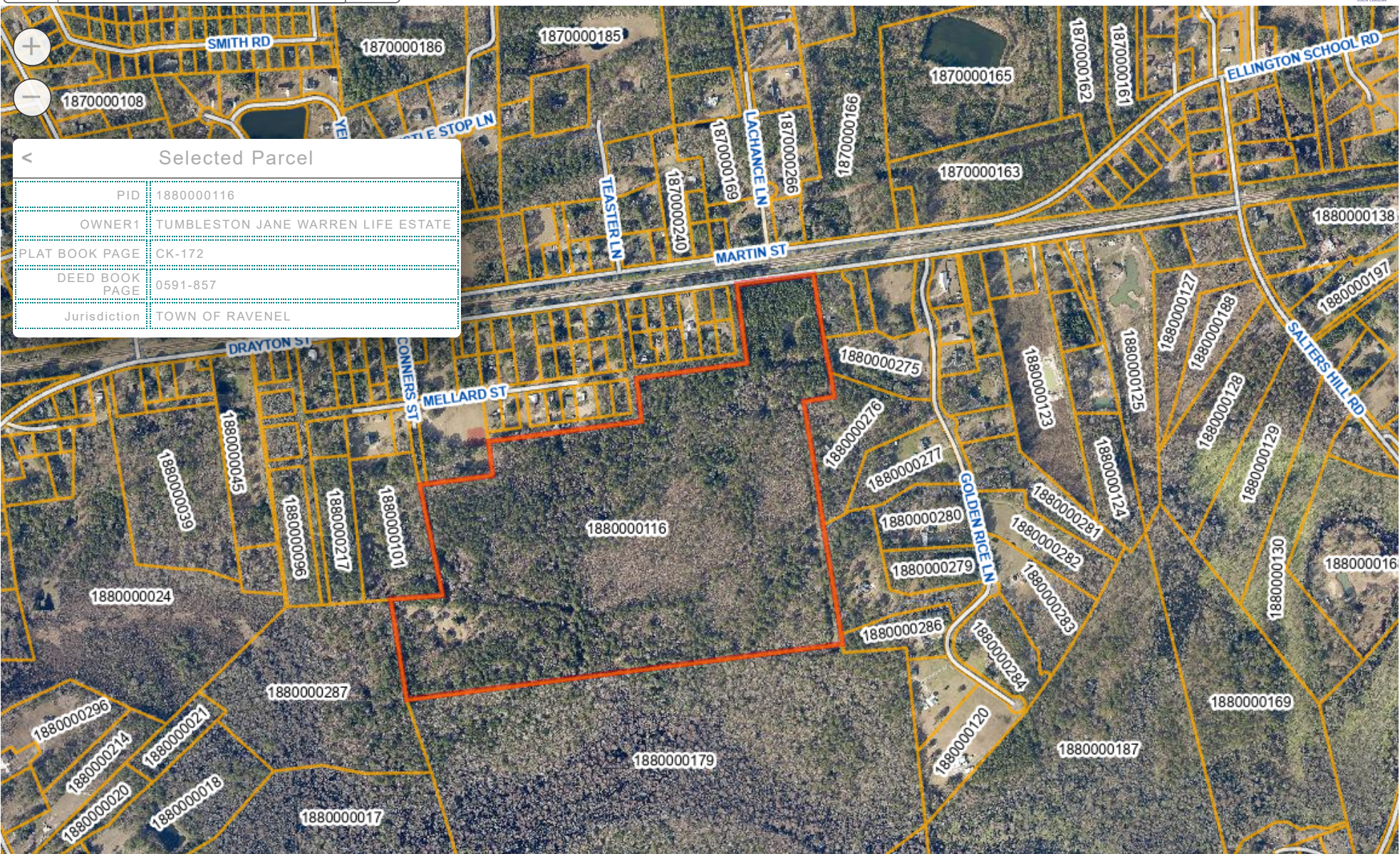
H. EDO HILTON, REG. L.S. No. 2552
531 SENOT DR. MY PLEASANT SC.
884-5208

APPROVED PLAT
[Signature]
REGISTERED SURVEYOR
CHARLESTON COUNTY, SOUTH CAROLINA
02/01/93 5-12-92

H. E. Hilton



5823 glifton



Selected Parcel	
PID	1880000116
OWNER1	TUMBLESTON JANE WARREN LIFE ESTATE
PLAT BOOK PAGE	CK-172
DEED BOOK PAGE	0591-857
Jurisdiction	TOWN OF RAVENEL