

Tumbleston Family Rezoning Submittal



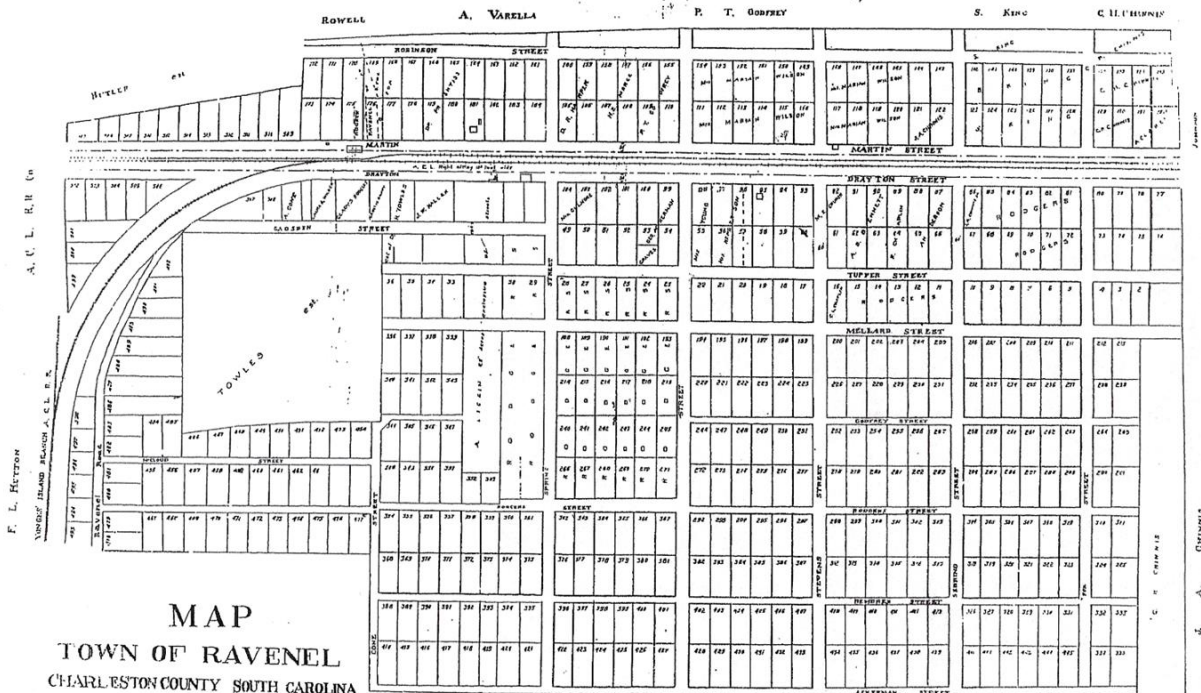
Planning and Zoning

History

- Stephen Warren purchased in 1938
- Myrtle Reynolds Warren assumed ownership in 1944
- Jane Warren Tumbleston assumed ownership in 1992
- Tumbleston Family Trust assumed ownership in 2016

1859

182 1/2 acre



MAP
TOWN OF RAVENEL
 CHARLESTON COUNTY SOUTH CAROLINA
 SURVEYED FOR
COLLETON MERCANTILE & MANUFACTURING COMPANY

Drawn and copied according to a map made by D. McMillan in 1859 and
 copied by J. D. Taylor in 1885, with the addition of 137 lots
 by F. L. Hytton & A. C. L. Clark
 SEPTEMBER 1885

THE COLLETON MERCANTILE & MANUFACTURING COMPANY
*The Colleton Mercantile & Manufacturing Company, of S.C.,
 do hereby certify that the above is a true and correct copy
 of the original map of the Town of Ravenel, S.C., as
 made by D. McMillan in 1859, and as copied by J. D. Taylor
 in 1885, with the addition of 137 lots by F. L. Hytton &
 A. C. L. Clark.*

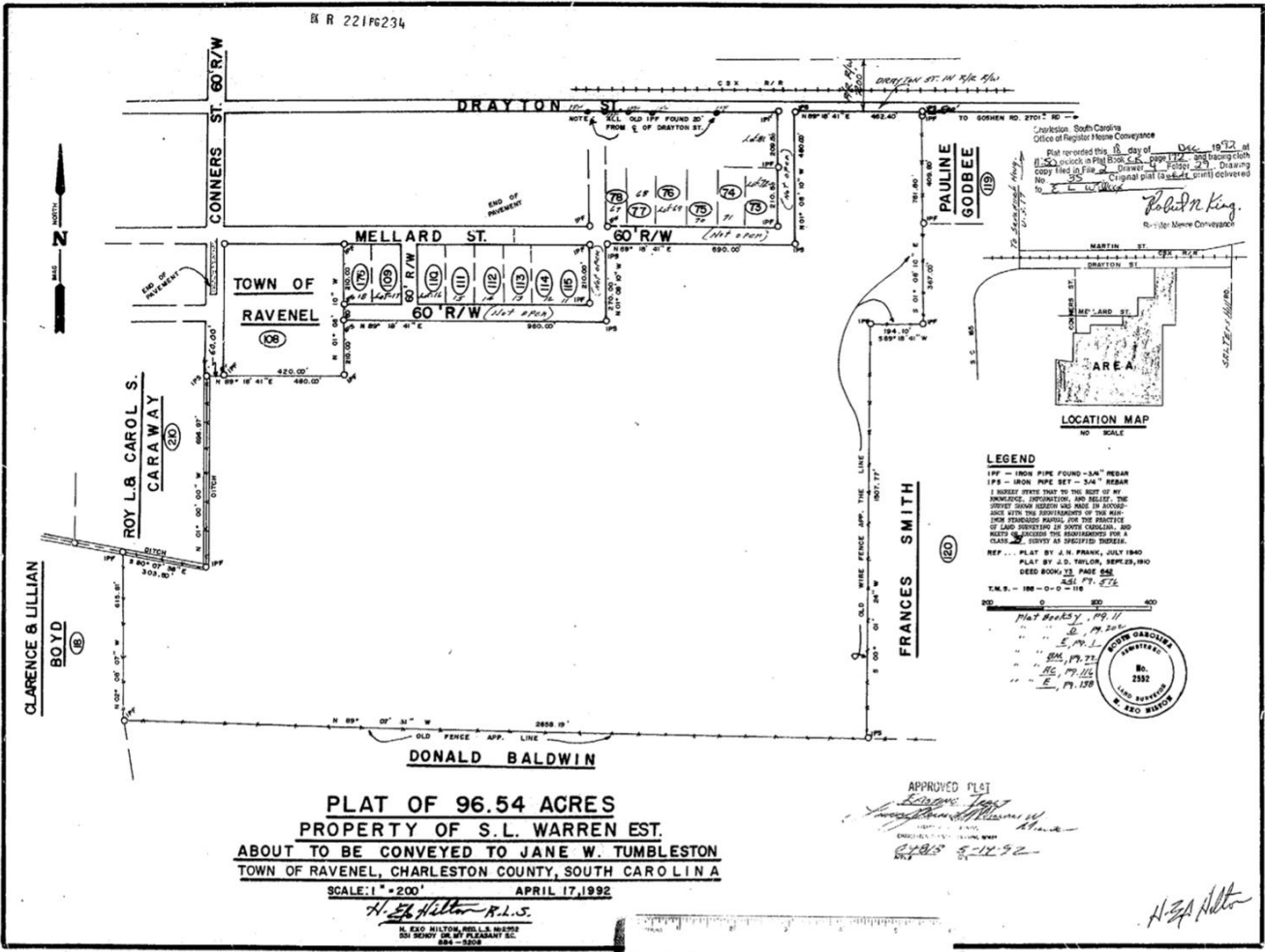
E-13B

Description of the Property

-Acreage: 96.54 acres

-Specific Location:

TMS 188-00-00-116



Charleston, South Carolina
 Office of Registrar Home Conveyance

Dec 19 1922

Plat recorded this 19 day of Dec 1922 at 11:52 a.m. in Plat Book No. 2552, page 112. See bearing cloth copy filed in File No. 2216234. Original plat (with 18 lots) delivered to Pauline Godbee.

Pauline Godbee
 Registrar Home Conveyance

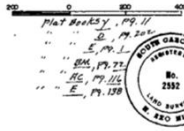


LEGEND

1 1/2" - IRON PIPE FOUND - 3/4" REBAR
 1 1/2" - IRON PIPE SET - 3/4" REBAR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREIN MADE WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT PROVISIONS OF THE STATUTES OF THIS STATE AND THE PROVISIONS OF THE CHARTER OF THE TOWN OF RAVENEL IN SOUTH CAROLINA, AND THAT THE SURVEY IS CLASSIFIED AS A CLASS "A" SURVEY AS SPECIFIED THEREIN.

REF. ... PLAT BY J. N. FRANK, JULY 1940
 PLAT BY G. D. TULLON, SEPTEMBER, 1940
 DEED BOOK 13 PAGE 542
 AGE 77 1/2
 T.M.S. - 180 - 0 - 0 - 116



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

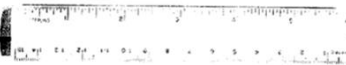
SCALE: 1" = 200' APRIL 17, 1922

H. E. Hutton R.L.S.

H. E. HUTTON, R.L.S. 1849
 201 BERRY ST. CHARLESTON S.C.
 224 - 2252

APPROVED PLAT
Edgar J. Jeff
James H. ...
 REGISTERED SURVEYOR
 APR 18 5-14-22

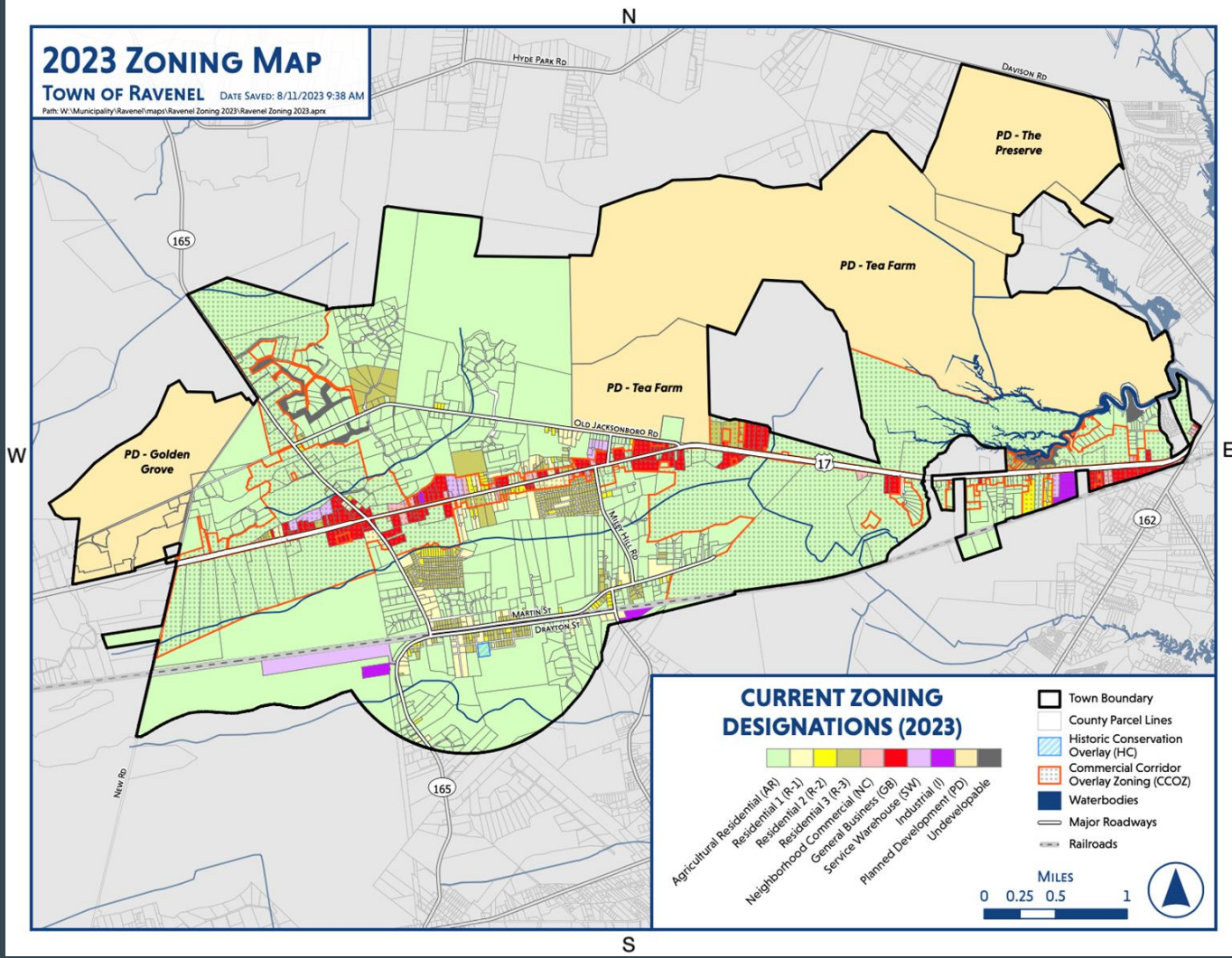
H. E. Hutton



2023 ZONING MAP

TOWN OF RAVENEL DATE SAVED: 8/11/2023 9:38 AM

Path: W:\Municipality\Ravenel\maps\Ravenel Zoning 2023\Ravenel Zoning 2023.aprx



CURRENT ZONING DESIGNATIONS (2023)

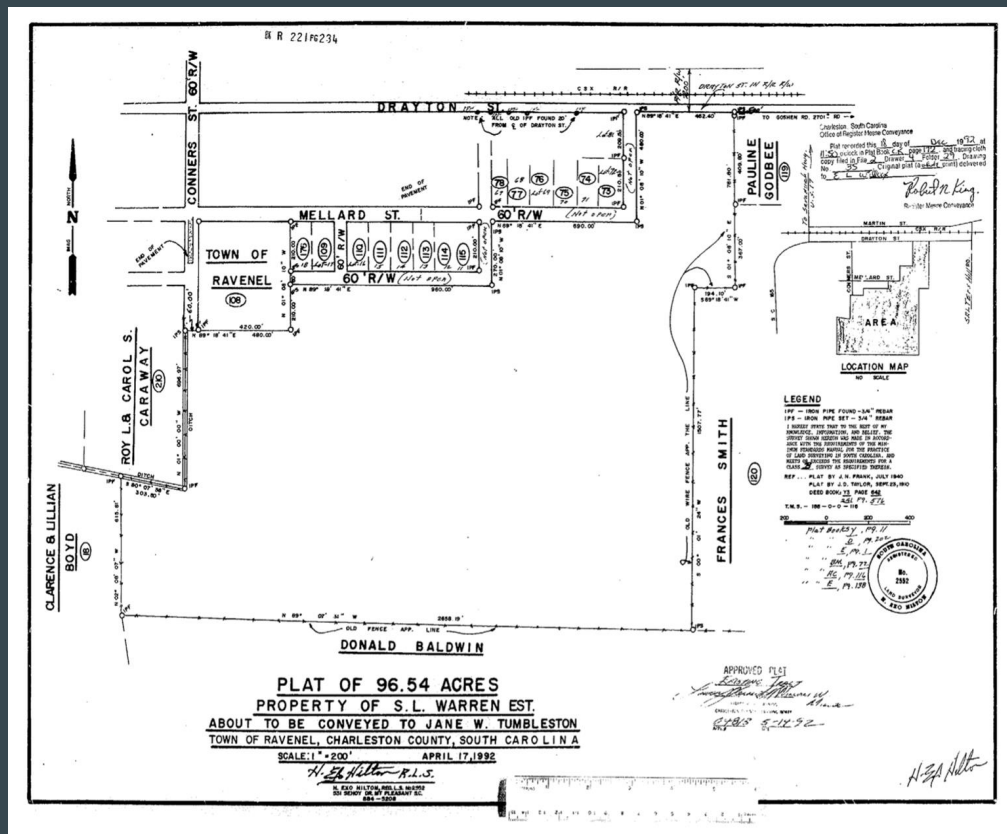
- Agricultural Residential (AR)
- Residential 1 (R-1)
- Residential 2 (R-2)
- Residential 3 (R-3)
- Neighborhood Commercial (NC)
- General Business (GB)
- Service Warehouse (SW)
- Industrial (I)
- Planned Development (PD)
- Undevelopable

- Town Boundary
- County Parcel Lines
- Historic Conservation Overlay (HCO)
- Commercial Corridor Overlay Zoning (CCOZ)
- Waterbodies
- Major Roadways
- Railroads



Adjacent Properties

- Large tract of undeveloped land on the southern boundary is zoned AR.
- Rice Hope, formerly known as Francis Smith Tract, is AR zoning bordering the East
- Western boundary is a combination of AR and R3 zoning
- Northern boundary is adjacent to Ravenel Hall/Ballfield, and almost entirely R3 zoned residences.



AR Zoning v. R3 Zoning

-Under current zoning, 1 acre lots are allowed

-Given the amount of wetlands, and what would be designated for roads and drainage, the family estimates that approximately 70-75 homes would fit on the property under its current zoning

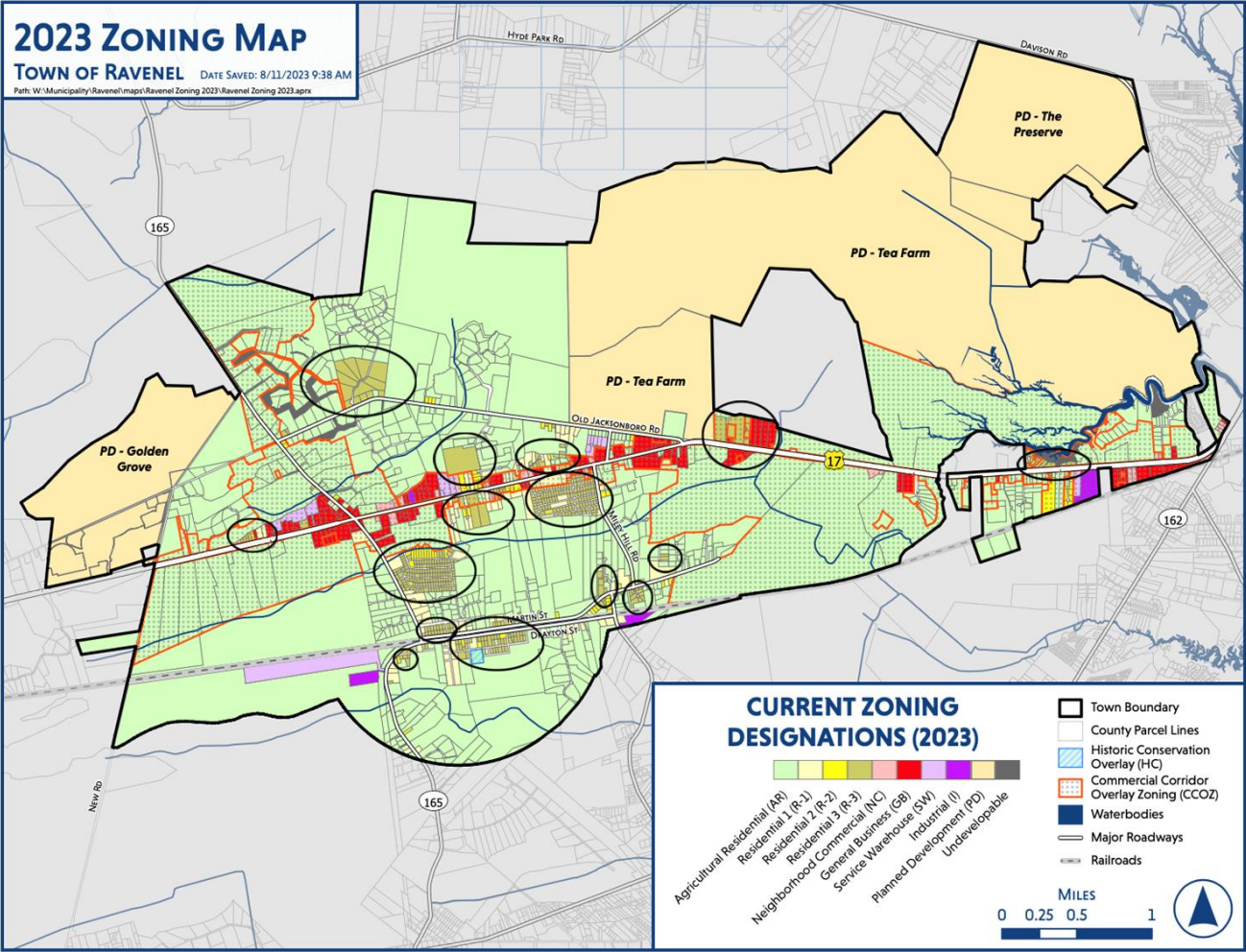
Affordability

- Large tracts have become unaffordable for most of our population.
- The expense of running roads, drainage, electrical, and water for 75 houses is going to be significantly higher than it would be for roughly 160 homes.
- Clustering homes into “pods” with wetlands and woods between these pods greatly reduces development costs which means a more affordable home.

R3 Zoning vs. Planned Development

- Traditional zoning provides the owners the ability to gain best utilization of the property without adding a commercial component required by laws that govern P.D.'s
- No intention for commercial development.

Current R3 Zoning



Property Approximation

Property Area	96.54 acres
Wetland Area	12.8 acres
Developable Area	83.74 acres
Stormwater Ponds	11 acres
ROW	10 acres

Questions?