

**TOWN OF RAVENEL
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
THURSDAY, FEBRUARY 1, 2024
6:00 P.M.**

The Public Hearing and Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, February 1, 2024, 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 (Vice-Chairperson), Laurie Infinger (Chairperson), Thomas Masi, and Jim O’Gallagher. Also in attendance was Town Administrator and Planner Michael Hemmer.

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

Public Hearing for Map Amendment 2024-02:

Chairperson Infinger called the Public Hearing to order at 6:00 p.m. A quorum was present to conduct business.

The purpose of this Public Hearing is to consider Request MA2024-02 to change the zoning district for three parcels located near Burbage Mobile Home Park at 6059 Roper Run Road Extension:

- TMS #: 187-00-00-062 (1 acre) from Agricultural Residential (AR) to Residential Three (R-3)
- TMS #: 187-00-00-064 (3.1 acres) from Residential Two (R-2) to Service Warehouse (SW)
- TMS #: 187-00-00-070 (25.26 acres) from Agricultural Residential (AR) to Service Warehouse (SW)

Mr. Hemmer discussed Burbage Mobile Home Park (TMS #: 187-00-00-060) but mentioned that there is no request for a zoning change of the parcel at this time. It was noted that there are 8.62 acres of wetlands, 68 units in the existing park, and nine units in the entryway leading to the park. The requests for each of the rezonings are contiguous to a similar zoning or are of the minimum acreage required for rezoning. There is no commitment of sewer capacity and septic facilities will need to be installed. A traffic study is not required currently but will be during the Site Plan review.

Public Comments:

Applicant Edwin Bitter of 941 McCants Drive, explained that he is in the process of purchasing the subject property with intentions of rezoning three parcels, and covering relocation costs for the nine units currently located in the parcel of the mobile home parks entryway. These nine units will be moved into the overall park. He shared that there are no plans for the Service Warehouse parcels at this time.

Erica Cahoon of 6183 Roper Run Road, expressed concerns regarding the legalities of what is allowable in a parcel zoned Service Warehouse and how this could affect TMS #: 187-00-00-070.

Glen Nedza of 6064 Savannah Highway, detailed his recent experience of purchasing a mobile home park, having it rezoned, and the process of relocating mobile homes and their owners.

Brenda Bennett of 1785 Banbury Road, owns property near TMS #: 187-00-00-064 and inquired about how property values would be impacted with adjacent properties being rezoned.

George Kessler of 5950 Tar Heel Way, owns property adjacent to the subject parcels and shared concerns about wetland conservation, flooding, and the type of future businesses that could be allowed to operate in the area.

This Public Hearing closed at 6:24 p.m.

Regular Meeting Agenda:

1. CALL TO ORDER

Chairperson Infinger called the Regular Meeting to order at 6:24 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. REVIEW OF P&Z ROLES & RESPONSIBILITIES

Mr. Hemmer discussed the roles and responsibilities of the Planning and Zoning Commission, which are also displayed on the Town's website. Some of these tasks include conducting public hearings, maintaining and updating the Comprehensive Plan, assisting with the Zoning Map and Code, and reviewing Planned Developments and Site Plans.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

a. Request MA2024-02

Commissioner Masi made a motion to recommend approval of Request MA2024-02; this motion was seconded by Commissioner Barron.

Discussion began amongst Commissioners with insight from Mr. Bitter regarding plans for the Service Warehouse on the parcel located on Savannah Highway. Concerns arose about accessing the Service Warehouse on TMS #: 187-00-00-070 through the existing mobile home park. Mr. Bitter's primary business is to own and manage mobile home parks with no interest in the Service Warehouse-type business development, however, the parcel in question is being sold along with the existing mobile home park. It was noted that the overall density for the relocated mobile home park would be less dense than the R-3 zoning categorization. A Planned Development was considered; however, this rezoning request does not merit the option for negotiating the uses for Service Warehouse. Commissioners discussed the restrictions of the lack of sewer capacity, the effects of rezoning on nearby property values, the possibility of the requests being considered separately, and overall impacts should the Council choose to deny the request.

Commissioner Masi voted in favor of recommending approval of the overall request. Commissioners Barron, Grant, Infinger, and O’Gallagher voted no. Motion failed (4-1).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-062 from AR to R-3; this motion was seconded by Commissioner Masi. All voted in favor. Motion passed unanimously (5-0).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-064 from R-2 to SW upon the successful relocation of the nine existing mobile homes; this motion was seconded by Commissioner Masi. All voted in favor except Commissioner Barron. Motion passed (4-1).

Commissioner O’Gallagher made a motion to recommend denial of the request to rezone TMS #: 187-00-00-070 from AR to SW; this motion was seconded by Commissioner Barron. All voted in favor of denial except Commissioner Masi. The motion to deny passed (4-1).

b. Upcoming Code Changes to Consider

Mr. Hemmer and Commissioners reviewed code changes that need to be considered soon including items such as:

- Revamping definitions
- Addressing housing costs
- Rewriting requirements related to trees (surveys, mitigation, clearing, excavation, contracting arborists, screening, size, species, etc.)
- Adopting a burning ordinance that coincides with state guidelines and informing local fire departments of its enforcement
- Sign code (location, size, flags, banners, electronic signs, timeframe, etc.)
- Agricultural Zoning District
- Mobile Home Park Zoning

c. Planning Processes

Mr. Hemmer discussed planning processes and protocol moving forward for future meetings, particularly during public hearings and community input.

7. PUBLIC COMMENTS

None.

8. COMMISSIONER COMMENTS

Commissioner Infinger thanked her colleagues for their votes of confidence in appointing her as Chairperson.

9. NEXT MEETING DATE

The next Planning and Zoning Commission Meeting will take place on Thursday, March 7, 2024, at 6:00 p.m.

10. ADJOURNMENT

Commissioner Masi made a motion to adjourn the meeting at 7:58 p.m.; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (5-0).



Nicole Barron

Eric Grant

Laurie Infinger

Thomas Masi

Jim O’Gallagher

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