



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, February 1, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

The purpose of the 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. These parcels are:

#187-00-00-062 (1 acre) from Agricultural Residential (AR) to Residential Three (R-3)

#187-00-00-064 (3.1 acres) from Residential Two (R-2) to Service Warehouse (SW)

#187-00-00-070 (25.26 acres) from Agricultural Residential (AR) to Service Warehouse (SW)

By Town Code, property owners within 300' of property to be rezoned are hereby notified. For questions related to this request contact the office of the Planning and Zoning Administrator at (843) 889-8732.



Town of Ravenel

Planning & Zoning Commission

PUBLIC HEARING AND REGULAR MEETING

Thursday, February 1, 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 2024-02): 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. Review of P&Z Roles and Responsibilities
4. Approval of Agenda
 - a. Recusals / Conflicts of Interest
5. Approval of Prior Meeting Minutes:
 - a. January 4, 2023
6. Old Business:
7. New Business
 - a. Request MA2024-02
8. Public Comments
9. Commissioner Comments
10. Next Meeting Date: March 7, 2024
11. Adjournment



Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 1/5/2024 *paid \$150* Application #: MA2024-02

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: 6054 Savannah Hwy, 6051 Roper Run Rd Ext TMS #: 1870000064, 70, 62
Property Owner: William Burbage Phone #: _____
Applicant Name: Edwin Bitter Phone #: 843-212-6602
Applicant's Mailing Address: 941 McCants Drive, Mount Pleasant, SC 29464

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

Lot Size: (total acres) 3.10, 23.54, 1.0 Highland (total acres) 3.10, 17.39, 1.0 Wetland (total acres) 6.15
Plat Recorded: _____ Book _____ Page Deed Recorded: _____ Book _____ Page
Current Zoning of Property: R2, AG requested Zoning of Property: SW, R3

Reason for requested Zoning / Description of Text Amendment: _____
See letters for details

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

I, Donald Burbage Sr, 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.
[Signature] Signature of Owner 1/5/24 Date
[Signature] Signature of Applicant/Representative 1/5/2024 Date

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

January 5, 2024

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 6049 Roper Run Ext, Ravenel SC 29470:

1. Rezone parcels 187-00-00-062 to R3
2. Relocate 9 units from 187-00-00-064 to 187-00-00-060
3. Rezone parcels 187-00-00-070 & 064 to Service Warehouse (SW)

The requested changes are outlined in the chart below and reflected in the site plan attached hereto.

<u>TMS #</u>	<u>Zoning</u>	<u>Rezoning</u>	<u>Parcel Area (acres)</u>	<u>Upland Area (acres)</u>	<u>Density Unit</u>	<u>Density (Units)</u>	<u>Existing (Units)</u>	<u>Proposed (Units)</u>
187 00 00 060	R3	R3	24.12	21.65	3 Units/Acre	63	53	62
187 00 00 062	Agricultural	R3	1.00	1.00	3 Units/Acre	3	1	3
TOTAL			25.12	22.65		66	54	65

<u>TMS #</u>	<u>Zoning</u>	<u>Rezoning</u>	<u>Parcel Area (acres)</u>	<u>Upland Area (acres)</u>	<u>Density Unit</u>	<u>Density (SF)</u>	<u>Existing (SF)</u>	<u>Proposed (SF)</u>
187 00 00 064	R2	SW	3.10	3.10	40% lot coverage	0	0	0
187 00 00 070	Agricultural	SW	23.54	17.39	40% lot coverage	303,003	0	134,784
TOTAL			26.64	20.49		303,003	0	134,784

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

