



TOWN OF RAVENEL

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Town of Ravenel, SC will hold Public Hearings at 6:00 p.m., on Thursday, April 4, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

There will be three Public Hearings this evening:

Request MA2024-03 at 6:00 pm: To change the zoning district for a 3.75-acre parcel located at 5968 Savannah Highway with TMS #187-00-00-050 from General Business (GB) to Service Warehouse (SW).

Request MA2024-04 immediately following: To change the zoning district for a 25.26-acre parcel located at 6051 Roper Run Extension Road with TMS #187-00-00-070 from Agricultural Residential (AR) to Residential Three (R-3).

Request MA2024-05 immediately following: To change the zoning district for a 3.1-acre parcel located at 6038 Savannah Highway with TMS #187-00-00-064 from Residential Two (R-2) to Residential Three (R-3).

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, April 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 2024-03):	6:00 p.m.
Public Hearing (Map Amendment 2024-04):	6:05 p.m. or immediately following
Public Hearing (Map Amendment 2024-05):	6:10 p.m. or immediately following
Regular Meeting Agenda:	6:15 p.m. or immediately following

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Approval of Agenda
 - a. Recusals / Conflicts of Interest
4. Old Business
5. New Business
 - a. Recommendation on Request MA2024-03
 - b. Recommendation on Request MA2024-04
 - c. Recommendation on Request MA2024-05
6. Public Comments
7. Commissioner Comments
8. Next Meeting Date: May 2, 2024 – (Two Site Plan Reviews)
9. Adjournment



2/4 mg

Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 3/11/24

paid

Application #: MO2024-05

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: 6038 Savannah Hwy TMS #: 1870000064

Property Owner: Roper Run Road Ext LLC Phone #: 843-212-6602

Applicant Name: Edwin Bitter Phone #: 843-212-6602

Applicant's Mailing Address: 941 McCants Drive, Mt. Pleasant, SC 29464

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

Lot Size: (total acres) 3.10 Highland (total acres) 3.10 Wetland (total acres) 0

Plat Recorded: _____ Book _____ Page _____ Deed Recorded: _____ Book _____ Page _____

Current Zoning of Property: R2 requested Zoning of Property: R3

Reason for requested Zoning / Description of Text Amendment: _____

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

I, Edwin Bitter, 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.

E Bitter

Signature of Owner

3/11/2024

Date

Signature of Applicant/Representative

Date

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

Mike Hemmer

From: E.W. Bitter <wbitter@gmail.com>
Sent: Monday, March 11, 2024 2:13 PM
To: Mike Hemmer
Subject: 6038 Savannah Hwy (187-00-00-064)
Attachments: rezoning_or_amendment_application 20240311.pdf; Rezoning.LOI 20240311.pdf

Mike,

I would like to withdraw the subject parcel from Town Council consideration for SW rezoning (ordinance 03-24) and instead reapply for rezoning to R3. Please see the attached materials for the R3 rezoning. Let me know if you have any questions or need any additional information.

Thank you,

Edwin Bitter



3/11/2024

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 the following rezoning request in the Town of Ravenel:

<u>TMS#</u>	<u>Total Acres</u>	<u>Highland Acres</u>	<u>Existing Zoning</u>	<u>Proposed Rezoning</u>
187 00 00 064	3.10 Acres	3.10 Acres	R2	R3

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

