



# **TOWN OF RAVENEL**

## **NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission of the Town of Ravenel will hold Public Hearings at 6:00 p.m., on Thursday, May 2, 2024, at Ravenel Town Hall in Council Chambers located at 5962 Highway 165, Ravenel, South Carolina, 29470.

There will be two Public Hearings:

- Request MA2024-06 at 6:00 pm: To change the zoning district for a 24.22-acre parcel located at 5827 New Road with TMS #: 168-00-00-003 from Agricultural Residential (AR) to Industrial.
- Request MA2024-07 immediately following: To change the zoning district for a 1.5-acre parcel located at 5848 Savannah Highway with TMS #: 187-00-00-028 from Residential (R-1) to General Business (GB).

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, May 2, 2024, at 6:00 p.m.**

**Council Chambers at Town Hall**

**5962 Highway 165, Ravenel, SC 29470**

**UNTIL FURTHER NOTICE, LIVESTREAM TOWN MEETINGS HAVE BEEN DISCONTINUED DUE TO TECHNICAL ISSUES.**

**IF YOU HAVE A COMMENT ON ANY ITEM ON THIS AGENDA, PLEASE CONTACT RAVENEL TOWN HALL AT (843) 889-8732.**

**Public Hearing (Map Amendment 2024-06): 6:00 p.m.**  
**Public Hearing (Map Amendment 2024-07): 6:05 p.m. or immediately following**  
**Regular Meeting Agenda: 6:10 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. Approval of Prior Meeting Minutes
  - a. April 4, 2024
5. Old Business
  - a. Recommendation on Request MA2024-04 (Deferred at Previous Meeting)
6. New Business
  - a. Recommendation on Request MA2024-06
  - b. Recommendation on Request MA2024-07
7. Site Plan Reviews (2)
8. Public Comments
9. Commissioner Comments
10. Next Meeting Date: June 6, 2024
11. Adjournment



# Town of Ravenel

## REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 03/18/2024

Application #: MA 2024-06

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: 5827 New Road, Ravenel, SC 29470 TMS #: 168-00-00-003

Property Owner: Ravenel Green, LLC Phone #: (843) 830-2644

Applicant Name: KRM Holdings, LLC Phone #: (843) 406-5694

Applicant's Mailing Address: PO Box 3408, Summerville, SC 29484

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

Buyer

Lot Size: (total acres) 24.22 ac Highland (total acres) 14.32 ac Wetland (total acres) 9.9 ac

Plat Recorded: L20 Book 0235 Page Deed Recorded: 0907 Book 0528 Page

Current Zoning of Property: Agricultural Residential Requested Zoning of Property: Industrial

Reason for requested Zoning / Description of Text Amendment: Due diligence in property purchase - concrete batch plant

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

I, Don H. Brown Jr., 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

03/18/2024  
Date

Michael B. Knight  
Signature of Applicant/Representative

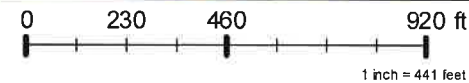
03/18/2024  
Date

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



**Charleston County SC**

**PID:** 1680000003  
**OWNER1:** RAVENEL GREEN LLC  
**PLAT BOOK PAGE:** L20- 0235  
**DEED BOOK PAGE:** 0907-528  
**Jurisdiction:** TOWN OF RAVENEL



Author: Charleston County SC  
 Date: 4/15/2024

**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.