



# Town of Ravenel

## Planning & Zoning Commission

### PUBLIC HEARING AND REGULAR MEETING

**Thursday, January 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](mailto:townadministrator@townofravenel.com)

**Public Hearing (Map Amendment 2024-01): 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. Introduction of New Member/s
4. Review of P&Z Roles and Responsibilities
5. Election of Chair & Vice Chair
6. Approval of Agenda
  - a. Recusals / Conflicts of Interest
7. Approval of Prior Meeting Minutes:
  - a. November 2, 2023
  - b. December 7, 2023
8. Old Business:
9. New Business
  - a. Request MA2024-01
10. Public Comments
11. Commissioner Comments
12. Next Meeting Date: February 1, 2024
13. Adjournment

**TOWN OF RAVENEL  
PLANNING AND ZONING COMMISSION MEETING  
THURSDAY, NOVEMBER 2, 2023  
6:00 P.M.**

The Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, November 2, 2023, 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, Jerry Jackson (Chairman), Thomas Masi, and Town Administrator and Planner Mike Hemmer, who supervised. Commissioner Laurie Infinger (Vice-Chair) was absent.

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

**1. CALL TO ORDER**

Chairman Jackson called the Regular Meeting to order at 6:00 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. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**4. APPROVAL OF PRIOR MEETING MINUTES**

**a. September 7, 2023**

Commissioner Masi made a motion to approve the September 7, 2023, Planning and Zoning Commission Meeting minutes with amendments; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously.

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**a. Sign Code**

Mr. Hemmer and the Commissioners discussed details regarding signage as reflected in the Town of Ravenel Zoning Code (*Attachment 1*).

Discussions included topics such as election, political, and commercial signs, as well as acceptable locations and timeframes for their placement and removal.

**b. Definitions**

Mr. Hemmer and the Commissioners discussed definitions as reflected in Appendix A of the Town of Ravenel Zoning Code (*Attachment 2*).

Mr. Hemmer urged Commissioners to analyze these components to ensure that the data presented is reliable and comprehensive in different circumstances. In the future, edits will be made where there is a need to create a more thorough code.

#### **7. PUBLIC COMMENTS**

None.

#### **8. COMMISSIONER COMMENTS**

Mr. Hemmer shared that the Ravenel Municipal Code and Zoning Code are now available on the Town's website. Chairman Jackson and Vice-Chair Infinger's seats are nearing expiration; Chairman Jackson will resign, while Vice-Chair Infinger wishes to continue serving. Town Council will appoint two individuals to fill these vacancies at their meeting in December.

#### **9. NEXT MEETING**

The next Planning and Zoning Commission Meeting will be held on Thursday, December 7, 2023, at 6:00 p.m.

#### **10. ADJOURNMENT**

This meeting was adjourned at 7:12 p.m.

**Section 4.3      Sign Regulations.**

The purpose of this section is to provide minimum requirements for signage allowed within the Town and to:

- A. Provide minimum standards to safeguard life, property values and general public welfare and promote safety by controlling the design, size, location, construction, illumination, and maintenance of signs.
- B. Encourage signs that are of quality design and pleasing appearance.
- C. Enhance property value and the visual environment in the Town by discouraging signs which impede traffic safety, obstruct vision and interfere with ingress and egress and contribute to visual clutter.

**Section 4.3.1              Definitions**

Abandoned Sign.      A sign which was erected on property in conjunction with a particular use which has been discontinued for a period of 30 days or more, or a sign the content of which pertains to a time, event or purpose which no longer applies or permitted temporary sign for which the permit has expired.

Awning Sign.      A sign on a metal or similar material frame that is supported entirely from the exterior of the building.

Animated Sign.      Any sign which uses movement, the appearance of movement or change of lighting to depict motion or action or to create a special effect.

Banner.      Any sign of lightweight fabric or similar material that is mounted on a pole or a building.

Billboard.      An on-premise or off-premise freestanding sign that exceeds the size limitation of a free-standing sign.

Canopy Sign      A sign on or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by the building.

Combination Wall/Roof Sign.      A double-faced projecting wall sign which projects above the roof line of a building and which is wholly or partially supported by the building.

Commercial Sign.      A sign which refers to the name or type of business.

Community Sign.      A sign listing only the names and/or use, or location of more than one business, activity or professional office conducted within a building, group of buildings or commercial center.

Dilapidated Sign.      Any sign which is insecure or otherwise structurally unsound, has damaged or defective parts, is unsightly in appearance due to lack of maintenance or which is unable to withstand the wind pressure for which it was originally designed.

Facade/Wall Sign.      A sign which advertises a business, product or service and is in any manner painted or affixed to any exterior wall of a building.

Flashing Sign.      Any lighted or electrical sign that emits light in sudden transitory bursts of light.

Free-standing Sign.      A sign, not including sandwich boards, which is permanently supported by one or more columns, uprights or braces in the ground.

Illuminated Sign. A sign designed to give forth artificial light or to reflect artificial light.

Monument Sign. A free-standing sign that is designed as one architectural structure incorporating the sign face and the sign support structure and is solid from the base of the sign to the top of the sign.

Non-commercial Sign. A sign which conveys a message not intended to promote a business.

Off-premise Sign. A sign that advertises activities, goods, products, and the like, that are available elsewhere than within the building or on the lot where the sign is located. (Billboards are generally off-premise signs.)

On-premise Sign. A sign that advertises activities, goods, products, and the like, that are available within the building or on the lot where the sign is located.

Permanent Sign. A sign which is permanently attached to a building, the grounds, or other structures and which meets the structural and installation standards of the International Building Code and electrical standards of the National Electrical Code. All permanent signs must be constructed to withstand a pressure of 24 pounds per square foot, which is equivalent to a 110 miles per hour wind.

Portable Sign. A sign not permanently attached to the ground or a building which rests on wheels or metal legs and is designed to be transported, and may be temporarily anchored by weights or cables attached to stakes driven into the ground.

Projecting Wall Sign. A double-faced sign, mounted to the exterior wall of a building, which projects perpendicular to the wall/building.

Readerboard Sign. A sign on which copy is changed manually or electronically and on which message applies to the business or property wherein the sign is located.

Real Estate Sign. A temporary sign advertising the real property upon which the sign is located for rent, for lease, or for sale and providing the name and location of the owner or his agent.

Roof Sign. A sign which is erected upon or above the roof-line or roof-eave of a building and which is wholly or partially supported by the building.

Snipe Sign. A non-permitted sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes or fences, or to other objects.

Temporary Sign. A sign or information-conveying structure intended to be erected or displayed for a limited period, and is not permanently attached to the ground, building and/or any other structure.

Window sign. Any sign which is painted on, applied to, attached to or projected upon or within the exterior or interior of a building glass area, including doors.

#### **Section 4.3.2 Sign Permit Required.**

- A. No signs, except signs exempted in Section 4.3.5, may be erected, altered, moved, or repaired within the Town until a sign permit has been granted by the Zoning Administrator. The Town of Ravenel may order the removal of any sign which, after a permit has been obtained, is not constructed in accordance with this ordinance or which does not meet electrical or building code requirements.
- B. Application for sign permit. An application for a permit may be secured through the Town staff. It shall be accompanied by a plan, showing the following information:

1. The dimensions and height of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.
  2. The dimensions and design of the sign's supporting parts.
  3. A site plan and proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated and distance from the right-of-way.
  4. The building frontage as it exists (or will be built) on the lot, and the setback of the building to which the sign is to be attached.
- C. Sign permit issuance, refusal. If Staff reviews an application for a sign permit and finds it meets the standards of this ordinance, a permit shall be issued authorizing the erection of or alteration of a sign. If Staff finds the application does not meet the requirements of the ordinance then the erection or alteration of the sign shall not be authorized and a letter shall be written to the applicant, advising that the request was refused.
- D. Inspection. All signs are subject to inspection by the Town Inspector. The Town Inspector is authorized to enter at all reasonable times any property to determine if the code provisions are being obeyed. The sign owner will be notified by letter if any maintenance is necessary. The sign owner will have 30 days to complete the required maintenance. Town Council may grant an extension beyond 30 days if necessary. Lot owners may appeal by letter to Town Council, who must act by letter within 14 calendar days.

#### **Section 4.3.3**

#### **Sign Standards, Applicable to all Signs**

- A. Height of sign. The height of the sign shall be determined by measuring the vertical distance from the ground level at the base of the sign structure to the highest point.
- B. Area of Sign. The area of a sign shall be that entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any border that is part of the sign but not the frame. Both sides of the sign shall be used to calculate the maximum allowed sign area as provided in this section.
- C. Sign face. The sign face shall be that part of the sign that is or can be used to identify, advertise, communicate information or for visual representation which attracts the attention of the public for any purpose. It shall include any material, panel, trim or color forming an integral part of the display upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure.
- D. Sign maintenance. Every sign, all its parts, portions, units, and materials, together with the frame, background, supports, or anchorage thereof shall be maintained in proper repair and a proper state of preservation. The display surface of all signs shall be kept neatly painted.
- E. Setback from right-of-way. All free-standing signs shall be set back at least ten feet from the public right-of-way and shall be not be located as to block travel vision near entrance of a driveway. Signs shall not be located so as to obscure the travel vision as required in Section 4.1.12 within the vision clearance triangle at street intersections.
- F. Sign illumination. In non-residential districts, signs shall be illuminated by:
1. By a steady, stationary light of reasonable intensity shielded and directed solely at the sign or by interior light.

2. Light sources to illuminate signs shall be shielded from all adjacent residential structures and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or automobile drivers or so as to create a nuisance to adjacent residential districts.
3. Signs shall not have light reflecting background, but may use light reflecting lettering.
4. Signs allowed in a residential area shall not be illuminated except for one spotlight directed on the subdivision identification sign.

**Section 4.3.4**            **Prohibited Signs.**

- A. "Snipe" signs;
- B. Off-premise signs including billboards, except the re-establishment of billboards as allowed under Section 4.3.9.;
- C. Signs which contain any flashing, animated or intermittent lights, or give the appearance of animation or movement, except for time and temperature signs and electronic message boards;
- D. Signs which emit a sound, odor, or visible matter;
- E. Signs which obstruct free ingress/egress from a required door, window, fire escape, or other required way; signs located in a manner or place so as to constitute a hazard to pedestrians or traffic;
- F. Signs and/or sign structures; copying or imitating official government signs;
- G. Signs located in the public rights-of-way except for signs placed there by government agency;
- H. Signs using the words "stop", "danger" or any other word, phrase, symbol or character in a manner that might reasonably mislead, confuse or distract a vehicle driver;
- I. Signs painted on or attached to trees, rocks or other natural features, telephone or utility poles or attached to existing signs as advertisements for special events;
- J. No sign of any kind shall be erected or displayed in any salt marsh areas or on any land subject to periodic inundation by tidal salt water;
- K. Abandoned or dilapidated signs;
- L. Portable signs, except as provided in Section 4.3.6;
- M. Sandwich board signs;
- N. Projecting or roof signs;
- O. Commercial banners, pennants, streamers, balloons, and other gas-filled signs except as a temporary sign;
- P. Signs placed or painted on parked motor vehicles with the primary purpose of an on or off premise sign.

**Section 4.3.5**            **Exempt Signs (do not require a permit).**

- A. Political campaign signs, with the following conditions:
  - 1. All political signs must be located on private property and shall be positioned so as not to conflict with travel vision.
  - 2. No political sign shall be affixed to any tree or utility pole.
  - 3. All political signs must be removed within seven days following the close of the primary or general election.
- B. Official notices posted by any court, public agency or officer;
- C. Historic plaques, markers, monuments;
- D. Traffic, directional, warning or informational signs authorized by any public agency or denoting the location of underground utilities;
- E. A building contractor's or developer's sign, not exceeding 15 square feet per face and temporarily displayed during construction of a structure or development of an approved project.
- F. Signs or plates on residential and commercial structures or premises bearing the street number associated with the address of the residence or commercial structure. Numbers shall be a minimum of four (4) inches in height and conspicuously located to be visible from the street.
- G. Real Estate and project signs shall be allowed without a permit provided they are removed within 30 days of the rent, sale, or lease of a property

**Section 4.3.6**            **Temporary Signs.**

- A. The following signs shall require the issuance of a Temporary Sign Permit by Staff prior to their installation. The permit shall cite the length of time any such sign may be displayed.
  - 1. Temporary and seasonal produce stands. The total area of all such signs shall not exceed ten square feet, nor shall any sign exceed ten feet in height and must be removed within five days of the closing of the stand.
  - 2. Temporary signs announcing a business, charitable, civic, educational, non-commercial or religious event. Such signs shall not exceed 32 square feet per sign face or ten feet in height. Such signs shall not be erected more than 30 days prior to the event, may remain in place a maximum of 30 days and shall be removed within five days after the event. A minimum of 30 days from the date of removal of a temporary sign shall lapse before a temporary sign permit may be issued for the same property.
  - 3. Temporary signs shall conform to all other general regulations regarding illumination, setback, etc., included in this section.

**Section 4.3.7**            **Freestanding Signs**

- A. On- premise freestanding signs shall conform to the following table, Table 4.3.7T:



**TABLE 4.3.7T**

ZONING DISTRICT	MAXIMUM AREA/SIZE	MAXIMUM HEIGHT
Residential and Agricultural	<u>Single-Family</u> : 1 freestanding sign, maximum of 4 square feet in total sign area (home occupation) <u>Subdivisions/Multi-Family</u> : 1 sign per entrance, maximum 24 square feet per sign face	6 feet 8 feet
Neighborhood Commercial	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2 but not more than 2, maximum 100 square feet in total sign area, divided among not more than 4 sign faces, 50 square feet per sign face per side.	For 1 sign: 20 feet For 2 signs: 12 feet each
General Business	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2 but not more than 2, maximum 200 square feet in total sign area, divided among not more than 4 sign faces, 100 square feet per sign face per side.	For 1 sign: 20 feet For 2 signs: 12 feet each
Light Industrial	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2, but not more than 2, maximum 200 square feet in total sign area, divided among not more than 4 sign faces, 100 square feet per sign face per side. Additional signage may be allowed for each separate building not to exceed a total of 20 square feet in sign area for each additional business up to and not exceeding a total of 300 square feet.	For 1 sign: 30 feet For 2 signs: 12 feet If sign is set back 100 feet, then the sign may exceed maximum height by 1 foot for every 1 foot setback beyond 100 feet or more.
Planned Development	Depending on composition of development, may select one single sign category above that is most appropriate.	
Historic District	NA	NA

B. Special Provisions for freestanding signs.

1. In addition to the signage allowed in Table 4.3.7T., every Neighborhood Commercial and General Business development, may increase the total sign face area of its allowed freestanding sign(s) five square feet for each separate business entity located therein, provided such additional square footage shall not exceed 100 square feet per development.
2. Readerboards must be incorporated into the overall design of the sign and size must be included in the total sign square footage.
3. Readerboards which are constructed as a part of a drive-thru service are not deemed to be freestanding signs.

**Section 4.3.8**                    **Wall/Facade Signs**

- A. Wall or facade sign faces shall not occupy more than fifteen percent per facade of the building.
- B. Where more than one business or use occupies a single building, each separate business occupying a space which includes an exterior facade may erect signage which shall not occupy more than fifteen percent per facade of the separate business entity; provided, however, that the total signage per facade of the separate business entity shall not exceed the fifteen percent coverage requirement.
- C. Where a business occupies an interior space, said business or use may erect signage on an exterior facade provided the total signage per building facade or per facade of a separate business entity, where applicable, shall not exceed the fifteen percent coverage requirement.
- D. Projecting wall signs shall not project more than five feet from an exterior wall of a building and shall be limited to one sign per wall.

**Section 4.3.9**                    **Existing, Nonconforming Signs**

The existence of a permanent sign, with the exception of existing signs or billboards located along Federal Aid Primary (FAP) roads, Interstate Highways, and National Highway System roads (hereinafter referred to collectively as "FAP Signs"), at the time of passage of this section which does not conform to the standards of this section or other ordinances of the Town of Ravenel shall be considered a nonconforming use, subject to the provisions of the regulations of this and other ordinances of the Town of Ravenel.

- A. FAP Signs - Reconstruction.    Notwithstanding any other provision in the Zoning Ordinance of the Town to the contrary, all existing FAP Signs shall be permitted to remain in existence, and may be altered, repaired, replaced, or relocated, provided the necessary permits have been secured from the Town, which permits shall be issued upon a showing that the following requirements will be met:
  - 1. That there shall be no increase in the size or number of sign faces (except that the practice of using cutouts, embellishments, or add-ons, which increase the size of a sign face by up to 150 square feet, shall continue to be permitted) and that there shall be no change in the orientation of sign faces in relation to the road or highway on which they are located which would make them visible from another road or highway.
  - 2. That the existing height of a billboard above the roadbed, excluding ramps, shall not be increased when relocated. A billboard, in its new location, shall not exceed 40 feet in height, except when placed adjacent to an elevated highway, in which case the sign shall not exceed 25 feet in height above the roadbed. Notwithstanding the previous sentence, however, a billboard which exceeds a height of forty (40) feet at the time this ordinance is enacted may be relocated to the same height above the roadbed at its new location.
  - 3. That no billboards that are not illuminated on February 4, 1997, shall thereafter be illuminated.
  - 4. That the billboard shall be relocated along the same FAP Road within 300 feet of its location on February 4, 1997.
  - 5. That the billboard shall not be relocated within 500 feet of another billboard.

6. That the billboard shall not be relocated within the Historic District (HC), any single-family (R1, R2, R3, RD, or MHP) zone district or within any critical area as defined by the South Carolina Office of Coastal Resource Management critical area definition in effect on February 4, 1997.
  7. That the relocation of a billboard shall not increase the impact of that billboard structure upon marsh vistas or historical resources.
  8. That the billboard shall be relocated along the same road, which shall be a federal aid interstate highway, federal aid primary road, or a road which will be included in the new National Highway System (as provided for under the Intermodal Surface Transportation Efficiency Act of 1991). No change in the official nomenclature of roads classified as federal aid primary roads or National Highway System roads on February 4, 1997 shall impair the provisions of this Article.
  9. Billboards that are not in use for a period of six months shall not be permitted for re-establishment.
- B. Existing on-premise signs advertising a legal non-conforming use shall be considered a legal, non-conforming sign during such non-conforming use of the premises and until such time as the non-conforming use has been abandoned or become conforming, whichever shall occur first; and provided further that conforming signs which may be hereafter erected on the premises of such non-conforming use shall not, in terms of sign faces, height or number, exceed that of the non-conforming signs being replaced.  
(Ord. approved Feb. 4, 1997)

## APPENDIX A DEFINITIONS

**Accessory** A structure detached from a principal building or part of a structure customarily incidental and subordinate to the principal use of a zoning lot or of a structure. In addition to accessory uses, structures set forth in the permitted tables, accessories shall include the following:

1. Barn, shed, tool room or other similar subordinate building or structure for domestic or agricultural storage;
2. Home tennis court; swimming pool;
3. Incinerators incidental to the use of a lot or tract of land for residential or other purposes;
4. Private recreation areas in connection with the principal use;

**Accessory Use** Subordinate or incidental uses customarily considered as being appropriate in connection with the principal use of the lot. An accessory use is located on the same zoning lot as the principal use, except in the cases of off-street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities.

**Acre** A measure of land containing 43,560 square feet.

**Administrative and Business Office** The use of a building or a portion of a building for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

**Adult Entertainment Uses** See definitions in Section 3.1.4.B

**Agricultural Processing** The preliminary processing of agricultural products, to include processing and packaging, such as a packing shed.

**Agricultural Sales and Service** An establishment engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered.

**Ambient Air Quality Standard** An acceptable concentration of an air pollutant in a community.

**Amortization** A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

**Amusement and Recreation Services** Establishments engaged in providing entertainment for a fee and including such activities as dance halls; studios; theatrical productions; bands,

orchestras, and other musical entertainment; bowling alleys and billiard and pool establishments; commercial facilities, such as arenas, rings, rinks and racetracks; public golf courses; coin-operated devices; amusement parks; membership sports and health clubs; amusement and bathing beaches; swimming pools; riding academies; carnival operations; expositions; game parlors; and horse shows.

**Animal Service** Retail sales, veterinary service, grooming, and boarding (located totally within a building), of dogs, cats, birds, fish or similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.

**Application, Complete** An application for development review and approval that: (1) has been submitted in the required format; (2) includes all information required to be submitted for the subject application type; and (3) is accompanied by the required fee.

**Arborist, Certified** Means a person or firm, possessing a current city business license, who has been trained in the business of diagnosing, treating, pruning and removing trees.

**Aviation and Surface Transportation** Airports, landing fields, aircraft parking and service facilities for operation, service, fueling, repair, storage, charter, sales and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation and Surface Transportation also includes facilities for loading, unloading and interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, and public transit facilities.

**Banner** A strip of cloth containing a message or advertisement.

**Bar or Lounge** Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

**Base Flood Elevation** The highest height, expressed in feet above sea level, of the level of flood-waters occurring in the regulatory base flood.

**Bed and Breakfast** A portion of an owner-occupied dwelling unit, or detached accessory structure, offering transient lodging accommodations with or without breakfast to paying guests.

**Berm** A man-made landscape feature generally consisting of a linear mound of soil. Temporary soil stockpiles and retaining walls are not berms.

**Buffer** Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

**Building** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

**Building Code** The International Building Code as regulated by Charleston County.

**Building Height** The vertical distance between the base flood elevation and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; (2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.

**Building, Principal** A building in which is conducted the principal use of the zoning lot on which it is situated. In a Residential District, any dwelling shall be deemed to be a principal building on which the lot is situated.

**Canopy Tree** A tree, with a diameter of at least 2 ½ inches (as measured 6 inches above grade) at the time of planting.

**Caretaker** An individual or family who resides on premises as an accessory use for the purpose of maintaining, protecting, or operating a permitted principal use on the premises and for which financial remuneration is received for such services.

**Cemetery** Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

**Certificate of Occupancy** A document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all the applicable municipal codes and ordinances.

**Club or Lodge** An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.

**Cluster Development** A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

**Commercial Timber Operations** Tracts of 5 acres or more devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation and regeneration.

**Communications Tower** A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include communication towers for amateur radio operators

licensed by the Federal Communications Commission which are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

**Construction Sales and Service** An establishment primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.

**Cul-de-sac** The radial turnaround area at the end of a dead-end street; or an egress.

**Cultural Service** A library, museum, or similar registered non-profit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in 1 or more of the arts and sciences.

**Curb** A stone, concrete or other improved boundary marking the edge of a road or other paved area.

**Curb Cut** The opening along the curb line at which point vehicles may enter or leave the roadway.

**Day Care Center** The care, supervision or guidance of a person or persons, unaccompanied by the parent, guardian or custodian, on a regular basis, for periods of less than twenty-four hours per day in a place other than the person or persons' own home or homes.

**Dedication** The transfer of property by the owner to another party.

**Density** The number of families, individuals, dwelling units, households, or housing structures per unit of land.

**Detention Basin (Pond)** A facility for the temporary storage of stormwater runoff.

**Developer** The legal or beneficial owner of a lot land proposed for development; or the holder of an option or contract to purchase, or any other person having an enforceable contractual interest in such land.

**Diameter Breast Height (DBH)** The total diameter, in inches, of a tree trunk or trunks measured at a point four and one-half (4 ½) feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

**Drip Line** An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

**Dwelling (Dwelling Unit)** A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities.

**Dwelling, Multi-Family** A building containing three or more dwelling units.

**Easement** A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Easement, Drainage** Land required for the installation of stormwater sewers drainage ditches and/or required for the preservation or maintenance of a natural stream or watercourse or other drainage facility.

**Elderly Residential Care Facility** A facility which offers room and board for up to ten elderly persons who are unrelated to the operator and require personal assistance.

**Excavation** Removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances, other than vegetation, from water or land, on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

**Façade** The entire building wall, fascia, windows, doors, canopy and on any complete elevation.

**Family** An individual, or two or more persons related by blood or marriage living together; or a group of not more than six individuals not related by blood or marriage but living together as a single housekeeping unit. In each instance the family shall be construed to include necessary live-in servants. Residents of state-licenses group homes for nine or fewer individuals shall be considered a family, for the purpose of Farm Labor Housing only, a family will be defined as up to and including ten unrelated persons living together as a single housekeeping unit.

**Farm Labor Housing** A building or structure which is designed or constructed as a place of residence for farm workers.

**Fence or Wall** A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

**Financial Service** An establishment primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.

**Floor Area** The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior wall or from the center lines of walls separating two buildings, computed as follows: (1) floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement floor area devoted to the production or processing of goods or to



business or professional offices. Floor area shall not include space devoted primarily to storage purposes (except ramps, and maneuvering space, or basement floor area, other than area devoted to retailing activities, the production or processing of goods, or business or professional offices, stairwells, elevator shafts, equipment rooms (generally minus about 15 percent).

**Florist** A commercial activity offering for sale cut flowers, ornamental plants, floral arrangements, real or artificial, and related accessories including cards, figurines, and indoor ornamental fixtures.

**Food Sales** An establishment primarily engaged in the retail sale of food or household products for home consumption. Typical uses include grocery stores (including the sale of beer and wine in unopened containers for off-premise consumption) where revenue from the sale of groceries other than beer and wine comprises at least 51 percent of the gross sales of products of the establishment, and at least 51 percent of the total display or shelf space is devoted to groceries (other than beer and wine), delicatessens, meat markets, retail bakeries, and candy shops.

**Forestry** Establishments primarily engaged in the operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or in performing forest services.

**Frontage Road** A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

**Funeral Service/Home** An establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.

**Garage, (Private)** An accessory structure or space on a lot with a dwelling unit devoted to or designed for the storage of automobiles and small (one-half ton capacity or less) trucks and not used for business purposes or occupancy.

**Garage Apartment** A single dwelling unit located over a private detached garage and containing square footage no greater than that of the garage.

**Garden Supply Center** A commercial activity offering for sale indoor or outdoor garden fixtures, packaged plant food, or pesticides, garden tools, manually or power operated with associated parts and accessories. Accessories may include plants. Not included is farm equipment elsewhere provided for in this ordinance.

**Gasoline Service Station** Any premises used for supplying gasoline and oil, tires, accessories and services for automobiles at retail direct to the motorist consumer, including the making of minor repairs, but not including such major repairs as (a) spray painting; (b) body, fender, clutch, transmission, differential, axle, spring, and frame repairs; (c) major overhauling of engines requiring removal therefrom of cylinder-head or crankcase pan; (d) repairs of radiator requiring removal thereof; and (e) complete recapping or retreading of tires. The term includes the sale of used tires, taken in trade on the premises. The term does not include automobile sales and/or

trailer rental.

**Government Office** Federal, state, county or city offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

**Grade** The natural elevation of the ground or (1) the average elevation of the land around a building (2) the percent of rise or descent of a sloping surface.

**Grand Tree** Any tree with a diameter breast height of 24 inches or greater, with the exception of pine tree species.

**Ground Cover** Low-growing plant material less than 18 inches in height.

**Group Care Home** A residential care facility licensed by the State Department of Social Services or Department of Mental Retardation for care of more than nine developmentally disabled or physically handicapped residents

**Historic Area** A district or zone designated by a local authority or state or federal government within which the buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale.

**Home Occupation** Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit.

**Homeowners Association** A community association, other than a condominium association, that is organized in a development in which individual owners share common interest and responsibilities for costs and upkeep of common open space or facilities.

**Horticulture Production** The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes, but excluding retail sales. Typical uses include wholesale commercial nurseries and greenhouses.

**Hotel-Motel** A building or portion thereof, or a group of buildings, which provides sleeping accommodations for transients on a daily or weekly basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist court, or tourist home.

**Impervious Surface** Any material that prevents absorption of stormwater into the ground.

**Inoperable Vehicle** Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the County or which does not meet the requirements for operation upon the public streets, including a current motor vehicle license.

**Junk Yard** Any area, lot, land, parcel, building, or structure, or part thereof, used for the

storage, collection, processing, purchase, sale, salvage, or disposal of junk.

**Kennel** Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers.

**Lot Occupancy** The proportion, expressed as a percentage, of the area of a zoning lot covered by all buildings located thereon, including the area covered by all overhanging roofs.

**Lot, Through** An interior lot which abuts on two or more streets.

**Lot Width** The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

**Lots of Record, Approved** A portion or parcel of land laid out and approved by proper authorities and recorded as a single parcel in the R.M.C. office for Charleston County, which is devoted to a common use or occupied by a building or buildings.

**Maintenance Guarantee** Any security which may be required and accepted by the Town to ensure that necessary improvements are maintained and will function as required for a specific period of time.

**Manufactured Housing Park (Mobile Home Park)** A development which meets the requirements of Section 2.6.8, upon which two (2) or more mobile homes are placed for occupancy.

**Manufactured Housing Unit or Mobile Home** Any residential dwelling unit constructed to standards and codes set forth by the United States Department of Housing and Urban Development, including the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401). The term does not include recreational vehicles, travel trailers or motorized homes licenses for travel on highways nor manufactured housing units designed and built to meet applicable requirements of South Carolina Modular Buildings Construction Act.

**Manufacturing and Production** An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they can include processing of food and related products; slaughter houses and meat packing; weaving or production of textiles or apparel; lumber mills, pulp and paper mills and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; printing, publishing and lithography; movie production facilities; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items and other

electrical items; production of artwork and toys; sign making; and production of prefabricated structures, including manufactured housing units.

**Marina** The wet or dry storage and docking of seaworthy watercraft, including ramps and hoists for boats, for commercial purposes.

**Marshlands** Low-lying tracts of land characterized by high water tables, soils, and extensive vegetation peculiar to and characteristic of wet places.

**Mean High Waterline** The line formed by the intersection of the tidal plane of mean high tide with the shore.

**Medical Office** A use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for such practice by the state.

**Mile** A linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

**Mini-Warehouse** See “Self-Service Storage”

**Mixed-Use Structure** A structure containing both residential and nonresidential uses.

**Modular Building Unit** A building including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. This term is not to be limited to residential dwellings.

**Moratorium** The legally authorized delay of new construction or development.

**Motel/Hotel** An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

**Multi-Family** A building containing three or more dwelling units, including condominium residential structures.

**Nonconforming Lot** A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Structure** A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Use** A use which was lawfully established and maintained, but which does not comply with the use regulations applicable to new uses in the zoning district in which it is located.

**Nonpoint Runoff** Surface water entering a channel from no definable discharge source.

**Nursery** Land or greenhouses used to raise flowers, shrubs, and plants for sale.

**Office** A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

**Office of Coastal Resource Management Critical Area Line** This line is defined by Office of Coastal Resource Management at the date of application and determines their jurisdiction.

**Office/Warehouse Complex** A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.

**Off-Site Improvement** Improvements required to be made off-site as a result of an application for development and including, but not limited to, road widening and upgrading, stormwater facilities, and traffic improvements.

**Open Space** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, area so located or of such size or shape to have no substantial aesthetic or recreational value and any area within residential lots.

**Open (or field) Storage** The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, manufactured housing units, modules, recreation vehicles, junk yards, or “piggy-back” containers. It does not include uses that are totally enclosed.

**Overlay Zone** A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

**Parapet** The extension of the main walls of a building above the roof level.

**Parcel** A contiguous lot or tract of land owned and recorded as the property of the same person or persons or controlled by a single entity.

**Parks and Recreation** Parks, playgrounds, swimming pools, recreation facilities, and open

spaces available to the general public and under the management or control of a public agency. The term also includes golf courses, whether public or private.

**Pavement** (1) A created surface, such as brick, stone, concrete, or asphalt, placed on the land to facilitate passage; (2) that part of a street having an improved surface.

**Pawn Shop** A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

**Person** A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof.

**Personal Improvement Service** An establishment primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

**Permitted Uses** Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

**Pervious Surface** Any material that permits full or partial absorption of stormwater into previously unimproved land.

**Planned Development** An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained according to plan as a single entity and containing one or more structures with appurtenant common areas.

**Plat** A diagram drawn to an engineering scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.

**Point Source** A stationary source of a large individual emission, generally of an industrial nature.

**Prescription of Land** The acquisition of land by right of continuous use without protest from the owner.

**Principal Use** The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.

**Private Club** A building and related facilities owned or operated by a corporation, association, or group of individuals established for the fraternal, social, educational, recreational, or cultural enrichment of its members and not primarily for profit and whose members pay dues and meet certain prescribed qualifications for membership.

**Professional Office** A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions.

**Professional Services** The office of a doctor, dentist, architect, landscape architect, engineer, surveyor, lawyer or other similar recognized professions.

**Recreation Vehicle Park** A zoning lot on which two or more recreational vehicles are parked or any zoning lot on which space for the parking of recreational vehicles is rented or offered. The term does not include premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

**Recreational Vehicle** A highway vehicular, portable structure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include manufactured housing units.

**Recycling Center** An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include glass, paper, plastic, cans, or other source-separated, non putrescible materials.

**Religious Assembly** A use located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use.

**Repair, Minor** A repair affecting 25 percent or less of the gross floor area of a structure.

**Residential Building or Use** A term including dwellings, rooming and boarding houses, group quarters, and manufactured housing units. A residential building is a building containing only residential uses and uses accessory thereto.

**Residential Treatment Facility** A facility providing 24 hour supervision, counseling, and treatment for more than 15 residents not needing regular medical attention. This classification includes alcohol and chemical dependence rehabilitation facilities, including facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.

**Resource Extraction** The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

**Restaurant, Fast Food/Take Out** An establishment engaged in the preparation and retail sale of food and beverages in a ready-to-consume state, with one or more of the following characteristics:

1. It serves ready-to-eat foods, frozen desserts, or beverages in paper, plastic or disposable containers;
2. It serves foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; and/or
3. It serves foods through a pass-through window, (which includes any and all drive-in restaurants)

**Restaurant, General** An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption. Typical uses include diners, cafeterias, dinner-houses and restaurants, but not including fast food restaurants.

**Restriction** A limitation on property that may be created in a property deed, lease, mortgage, through certain zoning or subdivision regulations, or as a condition of approval of an application for development.

**Restrictive Covenant** A restriction on the use of land usually set forth in the deed.

**Retail Sales and Service, Convenience** An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include seamstresses, tailors, shoe repair shops, and dry cleaning pick-up station services.

**Retail Sales and Service, General** An establishment primarily engaged in the sale, lease or rent of new or used products to the general public, including those providing personal services, entertainment, catering services, product repair or sales of consumer goods, but excluding those establishments more specifically defined in this ordinance.

**Retention Basin** A pond, pool, or basin used for the permanent storage of water runoff.

**Retirement Housing** The use of a site for dwelling units designed and marketed specifically for the elderly, persons with physical disabilities or both.

**Review Body** The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.

**Right-of-Way** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses, also, generally, the right of one to pass over the property of another.

**Roadway** The word "roadway" shall mean that portion of an approved street or that is designed for ordinary use of vehicular travel.

**Rooming House** A residential building other than a hotel where for compensation and by pre-arrangement for definite periods of time, lodging is provided for three or more persons on a



weekly or monthly basis.

**Rural Area** A sparsely developed area, with a population density of less than one hundred persons per square mile and where the land is undeveloped or primarily used for agricultural purposes.

**Salvage Yard or Junk Yard** Establishments engaged in storing, assembling, disassembling, breaking up, sorting, or distributing scrap equipment, mechanical components, and waste materials, including auto wrecking, parts salvage, and junk establishments.

**Screening (Elements)** Various combinations of walls, fences, earthen berms, trees, shrubbery, and landscape materials which comprise a screening plan approved by the Town to fulfill the requirements and serve the purposes of buffering requirements.

**Screening (Opaque)** A combination of screening elements, approved by the Planning Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When plant materials are used for screening, the screening shall be opaque at the time of plant maturity.

**Setback** A required minimum distance from a lot line or street right-of-way that establishes an area within which a structure shall not be erected.

**Silviculture** The cultivation of a forest for the purpose of harvesting timber.

**Single-Family, Attached** The use of a site for 2 or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or rowhouses.

**Site Plan** A plan delineating the overall design of a development on a tract of land, including but not limited to grading, engineering design, construction details and survey data for existing and proposed improvements, the size, height, shape and location of buildings, location and design of parking areas, landscaping, refuse areas, and pedestrian and vehicular circulation on site.

**Special Exception** A departure from a general provision of this chapter, by the expressed terms of such provision, may be permitted by the Board of Zoning Appeals upon application only after the Board finds the use meets the conditions specified in Section 3.2

**Stable** An establishment for boarding, breeding or raising of horses .not owned by the occupant of the premises, or the rental of horses for riding by other than the occupants of the premises or their nonpaying guests. Typical uses include boarding stables, public stables and private, noncommercial, (non-accessory use) stables.

**Street** The word “street” shall mean the entire width between boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular

traffic and shall be taken to include any public way, road, highway, street, avenue, boulevard, parkway, alley, lane, viaduct, bridge and approaches thereto within the city. The word “street” shall also mean a private street within a subdivision.

**Street, Arterial** A federal or state highway designed primarily for the movement of large volumes of traffic from one area to another.

**Street, Collector** A street that collects traffic from local streets and connects with minor and major arterials.

**Street, Local** A public street used primarily for providing direct access to abutting property.

**Street, Paper** A street that has never been built but is shown on an approved plan, subdivision plat, tax maps, or official map.

**Structure** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground.

**Subdivision** The division of a tract, parcel, or lot into two or more lots or any division of land involving the dedication of a street or other public right-of-way or any division of land involving a change in existing streets.

**Tax Map** The recorded map of delineated lots or tracts in a municipality showing boundaries, bearings, sizes, and dimensions, including the block and lot numbers.

**Traffic Count** A tabulation of the number of vehicles or pedestrians passing a certain point during a specified period of time.

**Traffic Impact Study** A report analyzing anticipated roadway conditions with and without an applicant’s proposed development.

**Use Permitted by Right** A principal use permitted without the requirement of a Special Exception.

**Variance** Relief from the literal enforcement of this chapter, permitting the use of property in a manner otherwise forbidden, granted by the Board of Zoning Appeals upon a finding that the enforcement of this chapter as written would inflict practical difficulty or unnecessary hardship as hereinafter described; provided, however, that the Board of Zoning Appeals may not, by variance, permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

**Vehicle Repair, General** An establishment that provides service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational

vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling of salvage.

**Vehicle Sales/Rental** The sale or rental of automobiles, noncommercial trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

**Vehicle Service, Limited** An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed. Typical uses include full-service, mini-service and self-service gas stations; car washes; and quick lubrication services.

**Veterinary Service** An establishment offering veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

**Wall or Fence** A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

**Warehouse and Distribution/Freight Movement** An establishment engaged in the storage, or movement of goods for themselves or other firms. Typical use include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

**Wetlands** Those areas of land that are inundated or saturated by fresh or saltwater surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Wholesale Sales** An establishment engaged in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Typical use include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.



---

**Nicole Barron**

---

**Eric Grant**

---

**Laurie Infinger**

---

**Thomas Masi**

---

**Jim O’Gallagher**

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

**TOWN OF RAVENEL  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
THURSDAY, DECEMBER 7, 2023  
6:00 P.M.**

The Public Hearing and Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, December 7, 2023, 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, Laurie Infinger (Vice-Chair), Jerry Jackson (Chairman), Thomas Masi, and Town Administrator and Planner Mike Hemmer, who supervised. Also in attendance was Councilmember LaJuanda Brown, on behalf of the Town Council.

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

**Public Hearing for Map Amendment 2023-06:**

Chairman Jackson called the Public Hearing to order at 6:02 p.m. A quorum was present to conduct business.

The purpose of this Public Hearing is to consider changing the zoning district of TMS #: 244-00-00-159 located on Savannah Highway from Neighborhood Commercial (NC) to General Business (GB), as well as TMS #: 244-00-00-104 located at 4292 Savannah Highway from Agricultural Residential (AR) to General Business (GB). Property owner Elizabeth Postell stated in her Rezoning Application that future plans include converting the current home on the property into a business office.

Mr. Hemmer discussed surrounding zoning classifications and details from the Town's Land Use Plan.

Hayden Smith with Clean Management Environmental Group, Inc. shared information regarding the business aspect of this rezoning request. Clean Management Environmental Group, Inc. is currently based out of Walterboro, South Carolina and assists clients in managing their hazardous and non-hazardous waste. He stated that the business office would serve as a customer service and administrative space for the company, and no harmful materials or chemicals would be present on the premises.

*Chris Haslett of 4277 Jacobs Point Court*, submitted a petition from property owners of the Jacobs Point neighborhood expressing their opposition to the requested zoning change (*Attachment 1*). Mr. Haslett shared that while conducting his own research, he discovered that the business location in Walterboro stores environmentally hazardous waste and is concerned that the company will do the same in Ravenel if the rezoning is approved. He communicated other potential issues that he believes could be detrimental if the business is allowed to operate here.

*Don Heshner of 6070 Jacobs Point Boulevard*, serves as President of the Jacobs Point Homeowners Association. Mr. Heshner agreed with and supported his neighbor Mr. Haslett's concerns and findings. He shared his worries surrounding traffic as there is currently no merge lane to enter and exit the neighborhood, as well as the increase in traffic flow another commercial property would bring to the area.

*Jeanette Crable of 4287 Jacobs Point Court*, urged Ravenel officials to protect homeowners and their rights. The beauty, nature, and ruralness of the area that made her move here years ago has since vanished, and she believes will continue to decline with businesses such as this coming to the area.

*Kelly Kirschner of 4270 Jacobs Point Court*, recently moved to the area, and stated that if she was aware of the current commercial development, it would have greatly impacted her decision to relocate. She doesn't believe that this is an appropriate location for this type of business based upon potential environmental impacts.

This Public Hearing closed at 6:31 p.m.

## **Public Hearing for Map Amendment 2023-07: WITHDRAWN**

### **Regular Meeting Agenda:**

#### **1. CALL TO ORDER**

Chairman Jackson called the Regular Meeting to order at 6:31 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. APPROVAL OF AGENDA**

##### **a. Recusals/Conflicts of Interest**

None.

#### **4. APPROVAL OF PRIOR MEETING MINUTES**

Postponed.

#### **5. OLD BUSINESS**

None.

#### **6. NEW BUSINESS**

##### **a. Request Map Amendment 2023-06**

Hayden Smith shared that the Walterboro business location is nearly 240 acres with a business office that serves as a workplace for the company's administrative workers, in addition to a processing facility for non-hazardous materials. As far as hazardous waste is concerned, Clean Management Environmental Group, Inc. uses third-party companies, facilities, and transporters to properly dispose of these items.

Holden Smith with Clean Management Environmental Group, Inc., explained that the business is simply a broker company that contracts other businesses to facilitate the disposal of hazardous waste. He clarified that while the Walterboro location holds a permit for only non-hazardous waste, the presence of any hazardous waste at any time would be illegal in accordance with SCDHEC policies which would also apply to business practices in Ravenel. He reiterated that the property would only house the business office.

Public concerns regarding future uses of the property, types of non-hazardous waste that the company handles, regulations relating to storage containers on the property, and the enforcement of ensuring no hazardous materials will be onsite were addressed.

Commissioner Masi made a motion to recommend approval for the rezoning of TMS #: 244-00-00-159 to General Business (GB); this motion was seconded by Commissioner Grant. Motion withdrew.

Commissioner Infinger made a motion to recommend approval for the rezoning of TMS #: 244-00-00-159 to Neighborhood Commercial (NC); this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously.

Commissioner Jackson made a motion to recommend denial of the rezoning request for TMS #: 244-00-00-104; this motion was seconded by Commissioner Infinger. All voted in favor. Motion passed unanimously.

**b. Site Plan Review: East Coast Hydraulics**

Plans were reviewed for East Coast Hydraulics Cylinder Repair Shop located at 5507 Savannah Highway. The local fire district previously reviewed the plans and didn't detect any issues. This Site Plan Review was approved.

**c. Site Plan Review: Parson's Tax Office**

Plans were reviewed for Your Tax Service owned and operated by Renee Parsons and located at TMS #: 229-13-00-139 on Savannah Highway. Commissioners discussed plants and shrubbery, entry and exit points, fencing, building colors, and signage. This Site Plan Review was approved.

**7. PUBLIC COMMENTS**

None.

**8. COMMISSIONER COMMENTS**

Commissioners expressed their gratitude to Chairman Jackson for his service on the Planning and Zoning Commission over the years.

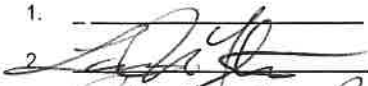







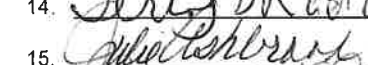
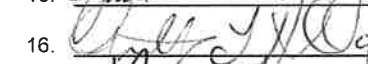

**9. NEXT MEETING**

The next Planning and Zoning Commission Meeting will be held on Thursday, January 4, 2023, at 6:00 p.m.

**10. ADJOURNMENT**

Commissioner Masi made a motion to adjourn the meeting at 8:05 p.m.; this motion was seconded by Commissioner Jackson. All voted in favor. Motion passed unanimously.

We the undersigned property owners of Jacobs Point do hereby oppose the proposed rezoning by the Town of Ravenel Planning and Zoning Commission for the property located at 4292 Savannah Hwy. and currently owned by Elizabeth Postell to be change from zoned Agricultural to General Business. We oppose this zoning change.

Owner	Address	Date
1. _____	_____	_____
2. 	6057 JACOBS POINT BLVD	12-5-23
3. 	4278 Jacobs Pt Ct	12/5/23
4. Nancy Taracito	6099 Jacobs Point Blvd.	12/5/23
5. Don & Julie Heshar	6070 Jacobs P. Blvd	12/5/23 
6. JEANETTE CLARKE	4287 JACOBS PT CT	12/5/23
7. Chris Haslett	4277 Jacobs Point	12/5/23 
8. Sarah Haslett	4275 Jacobs Point	12/5/23 
9. <u>Bendy + Sabrina Cusum</u>	4281 Jacobs Point	12/5/23 
10. Tucker Bates	4258 Jacobs Point	12/5/23 
11. Rachel Bates	4258 Jacobs Point	12/5/23
12. Darren BURKHARD	4251 Jacobs Point Ct	12-5-23
13. Carolyn Orbach	6094 Jacobs Blvd 29470	12-5-23 
14. Jerry D Redick	6091 Jacobs Pt Blvd	12-5-23
15. 	6071 Jacobs Point Blvd	12-5-23
16. 	6078 Jacobs Point Rd	12-5-23
17. 	6058 Jacobs Pt.	12-5-2023
18. Matt and Courtney Small	6051 Jacobs Pt Blvd	12/5/2023
19. _____	_____	_____
20. Mike & Sheron Thron	4283 Jacobs Pt. Ct.	12-7-2023
21. _____	_____	_____
22. _____	_____	_____
23. _____	_____	_____
24. _____	_____	_____
25. _____	_____	_____
26. _____	_____	_____
27. _____	_____	_____
28. _____	_____	_____
29. _____	_____	_____
30. _____	_____	_____
31. _____	_____	_____





---

**Nicole Barron**

---

**Eric Grant**

---

**Laurie Infinger**

---

**Thomas Masi**

---

**Jim O’Gallagher**

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



# **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, January 4, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

The purpose of the Public Hearing is to consider Request MA2024-01 to change the zoning district for a 96.54 acre parcel with TMS #188-00-00-116 located off of Drayton Street from Agricultural Residential (AR) to Residential Three (R-3).

By Town Code, property owners within 300' of property requested to be rezoned are hereby notified. Documents related to this request are available for public inspection in the office of the Planning and Zoning Administrator at Ravenel Town Hall.

Please call (843) 889-8732 with questions.



# Town of Ravenel

## REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 12-12-2023

Application #: MA 2024-01

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: DRAYTON STREET TMS #: 1880000116

Property Owner: JANE TUMBLESTON LIFE ESTATE Phone #: 843-709-8904

Applicant Name: SUSAN T. HENDRICKS Phone #: 843-709-8904

Applicant's Mailing Address: P.O. Box 32, RAVENEL 29070

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

TRUST REPRESENTATIVE

Lot Size: (total acres) 96.54 Highland (total acres) \_\_\_\_\_ Wetland (total acres) \_\_\_\_\_

Plat Recorded: CK Book 172 Page \_\_\_\_\_ Deed Recorded: 0591 Book 857 Page \_\_\_\_\_

Current Zoning of Property: AR requested Zoning of Property: R3

Reason for requested Zoning / Description of Text Amendment: \_\_\_\_\_

ESTABLISHMENT OF FUTURE SUBDIVISION

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

I, SUSAN T. Hendricks, 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.

Susan T. Hendricks  
Signature of Owner

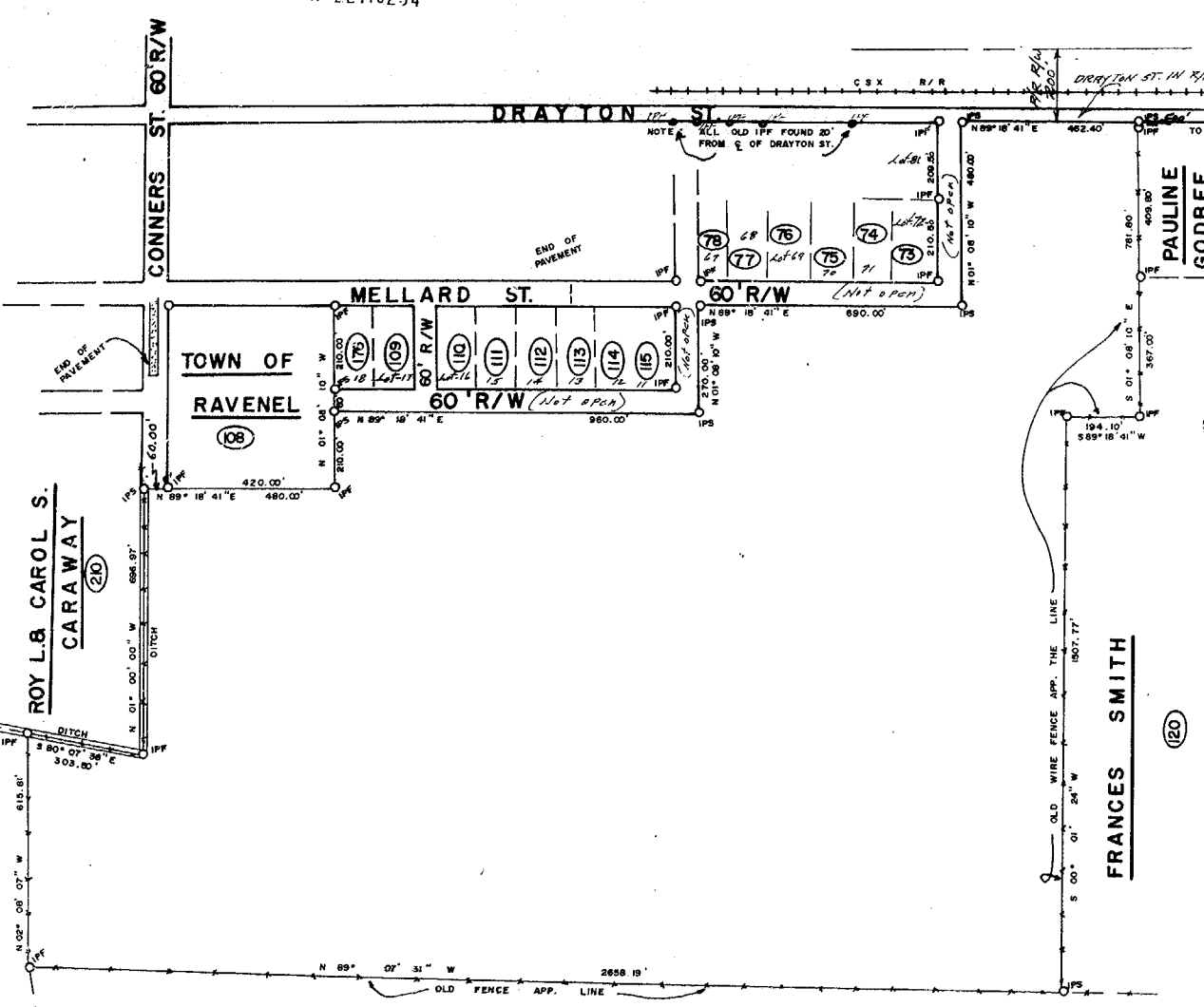
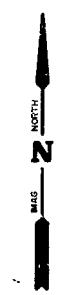
12-12-2023  
Date

Susan T. Hendricks  
Signature of Applicant/Representative

12-12-2023  
Date

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

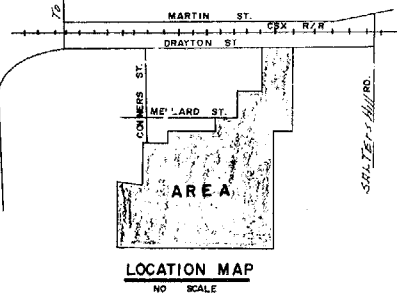
EX R 221FG234



Charleston South Carolina  
Office of Register Mesne Conveyance

Plat recorded this 18 day of Dec 1992 at  
11:50 o'clock in Plat Book CR page 112 and tracing cloth  
copy filed in File 2 Drawer 4 Folder 27 Drawing  
No 35 Original plat (as a print) delivered  
to E. L. Warren

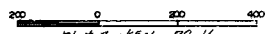
*Robert N. King*  
Register Mesne Conveyance



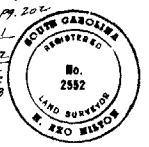
**LEGEND**

IPF - IRON PIPE FOUND - 3/4" REBAR  
IPS - IRON PIPE SET - 3/4" REBAR  
I HEREBY STATE THAT TO THE BEST OF MY  
KNOWLEDGE, INFORMATION, AND BELIEF, THE  
SURVEY SHOWN HEREON WAS MADE IN ACCORD-  
ANCE WITH THE REQUIREMENTS OF THE MIN-  
IMUM STANDARDS MANUAL FOR THE PRACTICE  
OF LAND SURVEYING IN SOUTH CAROLINA, AND  
NEEKS OF EXCEEDS THE REQUIREMENTS FOR A  
CLASS 2 SURVEY AS SPECIFIED THEREIN.

REF... PLAT BY J. N. FRANK, JULY 1940  
PLAT BY J. D. TAYLOR, SEPT 23, 1910  
DEED BOOK V3, PAGE 842  
231 P. 576  
T.M.S. - 188-0-0-116



Plat Books 1, P. 11  
" " " " P. 20  
" " " " P. 1  
" " " " P. 72  
" " " " P. 116  
" " " " P. 138



CLARENCE & LILLIAN BOYD (B)

**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, 1992

*H. E. Hilton R.L.S.*

H. E. HILTON, REG. L.S. No. 2552  
531 SENOT DR. MY PLEASANT SC.  
884-5208

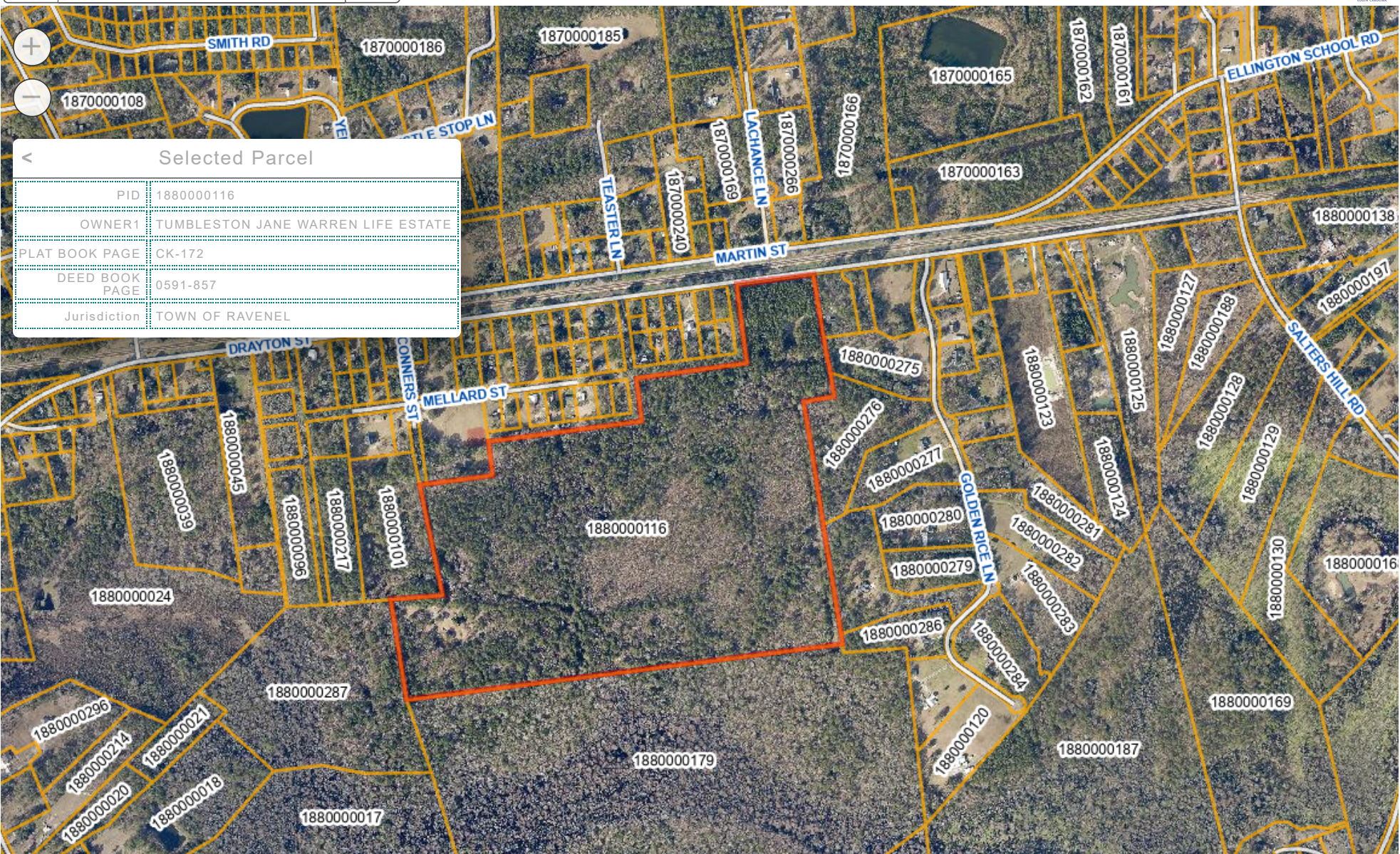
APPROVED PLAT  
*[Signature]*  
REGISTERED SURVEYOR  
CHARLESTON COUNTY, SOUTH CAROLINA  
02/01/93 5-12-92

*H. E. Hilton*





5823 glifton



Selected Parcel

PID	1880000116
OWNER1	TUMBLESTON JANE WARREN LIFE ESTATE
PLAT BOOK PAGE	CK-172
DEED BOOK PAGE	0591-857
Jurisdiction	TOWN OF RAVENEL