



# Town of Ravenel

## Planning & Zoning Commission

### PUBLIC HEARING AND REGULAR MEETING

**Thursday, February 1, 2024, at 6:00 p.m.**

Council Chambers at Town Hall

5962 Highway 165, Ravenel, SC 29470

A LIVESTREAM VIDEO LINK WILL BE AVAILABLE VIA THE TOWN FACEBOOK PAGE.

IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA, YOU MAY EMAIL YOUR COMMENT TO:

[townadministrator@townofravenel.com](mailto:townadministrator@townofravenel.com)

**Public Hearing (Map Amendment 2024-02): 6:00 p.m.**

**Regular Meeting Agenda: 6:05 p.m. or immediately following**

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Review of P&Z Roles and Responsibilities
4. Approval of Agenda
  - a. Recusals / Conflicts of Interest
5. Old Business
6. New Business
  - a. Request MA2024-02
  - b. Upcoming Code Changes to Consider
  - c. Planning Processes
7. Public Comments
8. Commissioner Comments
9. Next Meeting Date: March 7, 2024
10. Adjournment



# **TOWN OF RAVENEL**

## **NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission of the Town of Ravenel, SC will hold a Public Hearing at 6:00 p.m., on Thursday, February 1, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

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

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

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

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

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



# Town of Ravenel

## REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 1/5/2024

*paid \$150*

Application #:

MA2024-02

Applicants must complete and submit this form, along with the required information and fee for any amendment to the Ravenel Zoning Code text or map. A Public Hearing before the Ravenel Planning & Zoning Commission will be scheduled with a public notice to be advertised at least 14 days prior. Property to be rezoned will be posted and adjacent property owners within 300' will be notified by mail. The Planning & Zoning Commission will make a recommendation to Ravenel Town Council to approve or deny the request. The Town Council of the Town of Ravenel will, by ordinance with two readings, make any amendments to the Ravenel Zoning Code.

**To be completed by applicant – PLEASE PRINT**

Subject Property Address: 6054 Savannah Hwy, 6051 Roper Run Rd Ext TMS #: 1870000064, 70, 62

Property Owner: William Burbage Phone #: \_\_\_\_\_

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

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

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

Lot Size: (total acres) 3.10, 23.54, 1.0 Highland (total acres) 3.10, 17.39, 1.0 Wetland (total acres) 6.15

Plat Recorded: \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Deed Recorded: \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Current Zoning of Property: R2, AG requested Zoning of Property: SW, R3

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

See letters for details

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

I, Donald Burbage Sr, certify that I am the owner of the subject property and the information on this application is complete and accurate. I authorize the subject property to be posted and inspected.

[Signature]  
Signature of Owner

1/5/24  
Date

[Signature]  
Signature of Applicant/Representative

1/5/2024  
Date

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

January 5, 2024

**Mike Hemmer**  
**Town of Ravenel**  
**Town / Planning & Zoning Administrator**

RE: Trust Communities – Letter of Intent

**Trust Communities** (“Trust”) hereby submits the following letter of intent for improvements to be made to the Burbage Mobile Home Park, located at 6049 Roper Run Ext, Ravenel SC 29470:

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

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

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

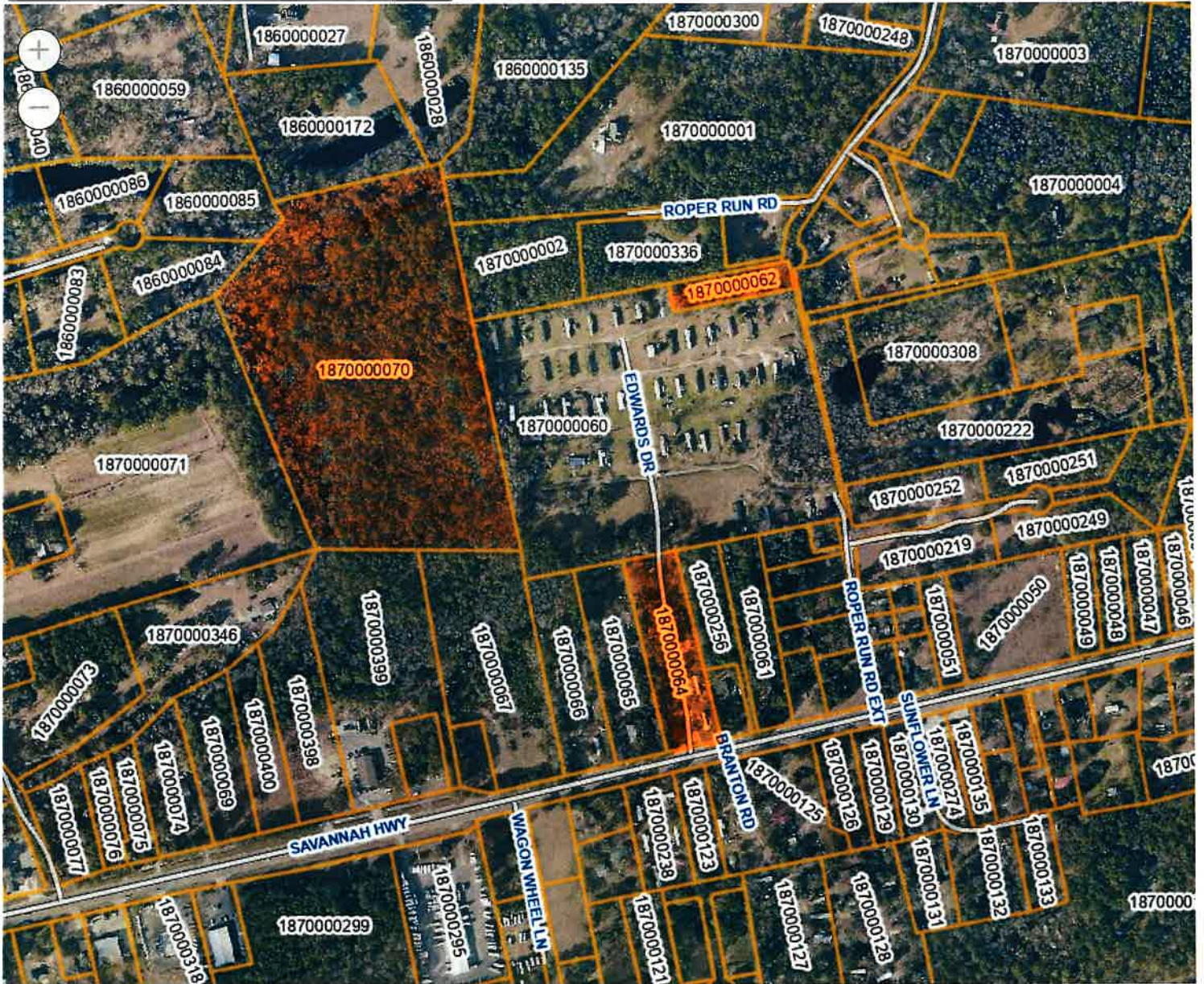
<u>TMS #</u>	<u>Zoning</u>	<u>Rezoning</u>	<u>Parcel Area (acres)</u>	<u>Upland Area (acres)</u>	<u>Density Unit</u>	<u>Density (SF)</u>	<u>Existing (SF)</u>	<u>Proposed (SF)</u>
187 00 00 064	R2	SW	3.10	3.10	40% lot coverage	0	0	0
187 00 00 070	Agricultural	SW	23.54	17.39	40% lot coverage	303,003	0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

*About Trust: Trust Communities is a South Carolina-based owner and operator of affordable manufactured housing communities in the greater Charleston-area. Trust’s mission is to provide a safe, clean, and affordable home to Lowcountry residents who may not have a traditional path to homeownership.*

Sincerely,



E.W. Bitter  
 Principal  
[edwin@trustcommunities.com](mailto:edwin@trustcommunities.com)  
 (843) 212-6602



## 2024 Zoning Code Goals/Changes/Ideas

1. Revamp all definitions
2. How can we address housing costs? Quarter-acre lot sizes?
3. Rewrite requirements related to trees, including tree survey requirements, mitigation requirements, definitions of “clearing”, “excavation”, and “fill”, and when an arborist is required and who pays for that arborist. Consider screening requirements and see if they are adequate. Consider the requirements of trees at planting (size) and specific species. Incentivize natural growth and consider a landscaping plan approval process. How can we encourage new trees?
4. Adopt a burning ordinance mirroring state guidelines and inform FD we want it enforced.
5. Sign code. Currently we allow a freestanding sign of up to 100 sf per side. This is huge. In CCOZ we have limited it to 32 sf per side. Review restricted signs (flags, banners, etc.) and determine if they are definitely not allowed. Also, election signs need to be defined...size...electronic...etc. When and where are they allowed?
6. Agricultural Zoning District. Should the “Residential” be removed from AR? If a property is subdivided into multiple lots with a road, is it Agricultural any longer? When should it be R-1? Should there be a 3-5 acre minimum lot size district?
7. Mobile Home Park Zoning.
- 8.

### **Public Hearing Rules:**

1. Purpose of the Planning & Zoning Commission and its relationship with Town Council.
  - P&Z is ADVISORY ONLY to Town Council. We do not have any final decision-making authority, but only make recommendations to Council based on what the Town's current codes/regulations allow.
2. This is a proposed rezoning. There is a process for this activity as required by State Law and adopted by the Town of Ravenel. We conduct the same process for every applicant. This is the Public Hearing required for a rezoning request.
3. Explain Public Hearing Process.
  - a. For the public to have a chance to respond to a request proposal/presentation.
  - b. Commission participation during the hearing will be limited.
4. During the Public Hearing:
  - a. You will hear about the request from the Town Planning & Zoning Administrator.
  - b. Then you MAY hear a presentation from the Requestor.
  - c. After this, all attendees that indicated they would like to speak on the sign-up sheet may make public statements for the official record. Speaking time may be limited.
  - d. After that, emails and letters from residents that provided home addresses will be read into the official record.
  - e. The Public Hearing will be closed.
5. Everyone must sign-in [and note whether you intend to speak during the Public Hearing. The Chairman will call speakers to the podium from the sign-in sheet.]
6. Anyone speaking must speak-up clearly and identify themselves, including your name and full address. If you are representing a group or organization, please state so and the organization. You are addressing the P&Z Commission. This is your time to state comments for or against, and present any questions you have. [Speakers will be limited to 3 minutes.] Your comments are to be focused ONLY on the request. Speak respectfully and one-at-a-time.
7. There is to be NO clapping. {Attendees who become unruly may be asked to leave the hearing, and if disrespectful behavior does not stop, the Chairman is within their legal right to end the Public Hearing. Unruly/disrespectful behavior such as name calling, profanity, misinformation, or criticism will not be tolerated.} Everyone has a right to be here and participate in this process. The requestor has a right to propose it, the Town has a right to consider it, and the Public has a right to indicate their support or opposition in an orderly and respectful manner.
8. Emails sent to Town Hall without an address and Facebook posts are not official statements and will not be read into the record.

**Regular Meeting Rules:**

9. Once the Public Hearing is closed, the Planning & Zoning Commission will open its regular meeting and the public are welcome to stay. When the Commissioners get to the request agenda item, there will be additional discussion and the Commission may ask questions of anyone in attendance that will help them arrive at a decision.
10. The discussion will be complete when the commission arrives at a motion for a recommendation to the Town Council regarding the request. Once a motion is made and there is a second, we may discuss and debate that motion further. At some point, we will vote on some form of a motion.
11. We may decide to recommend approval or denial. We may also table our recommendation if we have decided we need more information. We might also recommend approval with conditions.
12. Once the Planning & Zoning Commission makes its recommendation, the decision will be conveyed to the Town Council.
13. The Town Council will consider this recommendation at their regular meeting on Tuesday, \_\_\_\_\_ at this same location.
14. The Town Council will decide whether to introduce the ordinances required to proceed, not introduce the ordinances, or have their own contingencies that the P&Z did not suggest. The Council has the final say on the request and must approve it by ordinance, which will require an introduction and a 2<sup>nd</sup> reading at least 6 days later.



**Setup (Mike):**

1. Indicate the notice and posting procedures were followed.
2. This property is located \_\_\_\_\_ and consists of about \_\_\_\_\_ acres in \_\_\_\_\_ parcels:
  - a. List parcel numbers and current zoning
3. List annexations and/or surrounding zoning.
4. List proposed wetlands, highlands, open space, and other uses/features of the property:
  - a. About \_\_\_\_ acres are wetlands.
  - b. About \_\_\_\_ acres are highland.
  - c.
5. Suggested densities if known.
  - a. Overall density is \_\_\_\_\_.
  - b. The upland density is \_\_\_\_\_.
  - c. The highest density is \_\_\_\_\_.
  - d. Compare to our existing densities if necessary.
6. Indicate Town commitment of sewer capacity.
7. Traffic Impact Study requirements.
8. Other known elements such as housing types/materials, workforce commitment, conservation easements, etc.