



Town of Ravenel

Planning & Zoning Commission

REGULAR MEETING

Thursday, March 7, 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

Regular Meeting Agenda:

6:00 p.m.

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Communication From Town Administrator
4. Approval of Agenda
 - a. Recusals / Conflicts of Interest
5. Approval of Prior Meeting Minutes:
 - a. January 4, 2024
 - b. February 1, 2024
6. Old Business
 - a. Priorities for 2024 P&Z Activities
 - i. SW, Buffers, Plan Prep, Map
 - b. Sign Code (Election Signage) Discussion
7. New Business
 - a. Golden Grove Phase 1 Conditional Plat
8. Public Comments
9. Commissioner Comments
10. Next Meeting Date: April 4, 2024
11. Adjournment

**TOWN OF RAVENEL
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
THURSDAY, JANUARY 4, 2024
6:00 P.M.**

The Public Hearing and Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, January 4, 2024, 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-Chairperson), Thomas Masi, and Jim O’Gallagher. Also in attendance was Town Administrator and Planner Michael Hemmer and Clerk-Treasurer Tammy Wood.

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

Public Hearing for Map Amendment 2024-01:

Vice-Chairperson Infinger called the Public Hearing to order at 6:00 p.m. A quorum was present to conduct business.

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

Mr. Hemmer explained that the parcel in question is adjacent to the Rice Hope Subdivision and located behind Ravenel Community Hall (5700 Connors Street). The property is currently zoned AR which requires a 1-acre minimum lot; the request is for the property to be zoned R-3, which requires a 12,500 square foot minimum lot. The property is neighboring AR parcels on the East, West, and South, and R-3 on the North. While there is no proposed development or subdivision currently, the Comprehensive Plan makes no recommendation for the area other than general planning standards. Mr. Hemmer shared that a Proposed Development requires a Site Plan with Planning and Zoning Commission approval, a plat approved by Charleston County (septic, draining, and roadway permitting), and approval from the Army Corps of Engineers for disturbance of any wetlands. Before zoning can be issued, a traffic impact study is required at the time of the Site Plan. Lastly, water is available through Charleston Water System, and the Town will not provide sewer capacity.

Public Comments:

Roy Smith of 5982 Drayton Street, has lived in Ravenel since 1969 and is against the rezoning. He chose to live in the Town due to its rural character, low congestion, and minimal traffic.

Olivia McCarty of 5634 Golden Rice Lane, shared some of the numerous advantages of living in Ravenel that she and her family have enjoyed and come to love over the years. McCarty shared that the rezonings intentions go directly against the Town’s Code of Ordinances and stated that she is an advocate for one’s right to develop their property, however, it must be done in ways that benefit the community as a whole. McCarty provided Commissioners with packets she created including additional data regarding the request and items such as environmental impacts, traffic and congestion, sewer matters, the agricultural economy, cost of living, and more. The packet also included a petition with over 150 signatures of those in opposition of the request.

Kelly Cooper of 6049 Drayton Street and 5577 Highway 165, believes that this rezoning is not a benefit to the community or current residents of Ravenel. In addition, Cooper stated that this rezoning is inconsistent with the Town's current Comprehensive Plan and shared several elements of the plan that do not coincide with the rezonings objectives. She shared that this request does not promote careful growth and urged Commissioners and Council to listen to the concerns of their constituents.

Michael Felix of 5625 Golden Rice Lane, questioned at what cost will the community have to pay for allowing this rezoning to pass, as well as future ones. He is concerned about the loss of countryside, increased traffic, and the negative effects that could come with rental properties once homes are built.

Frederick Harris of 5545 Golden Rice Lane, is the HOA President of the Rice Hope Subdivision. Concerns from him and his neighbors include the number of homes that will be built, the loss of privacy, and increased traffic. Harris shared that if homes are built, he recommends only allowing owner-occupied single-family homes, and creating buffers to protect the privacy of neighboring properties. He is aware that development is coming, but says it is crucial to limit it.

Juliet Collins of 5965 Drayton Street, feels let down by the Town Council and shared that during a recent interaction with a Councilmember, she was assured that there would be no more residential development in Ravenel. Collins believes that this rezoning has been in the works and thinks it will ruin the way of life for many current residents and is devastated by the adverse effects this will have on wildlife. She told Commissioners that they have the power to stop this from happening.

Susan Hendricks of 6594 Hyde Park Road, is one of the four Tumbleston siblings who all recently inherited the property in question due to their mother's passing. She shared a brief history of the parcel which the family calls "the pasture" and stated that her grandfather purchased the property somewhere between 1938 and 1940. Hendricks stated that in the time leading up to her mother's passing, she said on multiple occasions "When I'm gone, sell the pasture". Hendricks spoke about the memories she has of Ravenel years ago when it looked nothing like it does today and more than half of the current neighborhoods that are here today were not present. She said that the addition of those neighborhoods that most Ravenel residents call home today, brought families, diversity, and a sense of strengthened community to the Town that we know and love. She hopes that voting persons will make the best decision possible.

Matthew Collins of 5965 Drayton Street, believes that the Mayor ran for office under false pretenses by agreeing to not increase development during his campaign efforts. Collins is concerned about the density and influx of traffic which he doesn't think the Town can handle and says that road and site plans need to be conducted. He stated that if this rezoning is approved, there should be a recall for the Mayor.

Submitted Statements:

Donald Baldwin of TMS #: 188-00-00-179 – Attachment 1

Mike Rakoske of 5776 Whistle Stop Lane – Attachment 2

This Public Hearing closed at 6:56 p.m.

Regular Meeting Agenda:

1. CALL TO ORDER

Vice-Chairperson Infinger called the Regular Meeting to order at 6:56 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. INTRODUCTION OF NEW MEMBER

Mr. Hemmer welcomed the newly appointed Commissioner Jim O'Gallagher who Council selected to serve at their previous meeting.

4. REVIEW OF P&Z ROLES & RESPONSIBILITIES

Mr. Hemmer briefly discussed the roles and responsibilities of the Planning and Zoning Commission, which are also displayed on the Town's website.

Commissioner Masi made a motion to adjust the agenda for time's sake and switch Items #5 and 9a; this motion was seconded by Commissioner Infinger. All voted in favor. Motion passed unanimously (5-0).

5. ELECTION OF CHAIR & VICE-CHAIR

Commissioners completed ballots with results appointing Commissioner Laurie Infinger as Chairperson and Eric Grant as Vice-Chairperson of the Planning and Zoning Commission.

6. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

7. APPROVAL OF PRIOR MEETING MINUTES

a. November 2, 2023

Commissioner Barron made a motion to approve the November 2, 2023, Planning and Zoning Commission Meeting minutes; this motion was seconded by Commissioner Masi. All voted in favor. Motion passed unanimously (5-0).

b. December 7, 2023

Commissioner Grant made a motion to approve the December 7, 2023, Planning and Zoning Commission Meeting minutes; this motion was seconded by Commissioner Masi. All voted in favor. Motion passed unanimously (5-0).

8. OLD BUSINESS

None.

9. NEW BUSINESS

a. Request MA2024-01

Attorney Nicole Scott, representing the Tumbleston Family Trust, shared that most concerns from the public are simply speculation. At this time, the family is only requesting a zoning change, and future plans such as the number of homes being built, site plans, infrastructure, and other topics expressed during public comments are not pertinent to the decision being made currently.

Grace Tumbleston, family representative of the Tumbleston Family Trust, provided a visual presentation, noting that the history of the property goes back to 1938. Of the 96.54 acres, about 12 acres are wetlands, 11 acres would be required for stormwater ponds, and nearly 10 acres for right-of-way commitments, leaving around 63 acres for housing. Ms. Tumbleston described the difference between AR and R-3 zoning and stated that given the number of wetlands and what would be

designated for roads and drainage, the family estimates that approximately 70-75 homes would fit on the property under its current zoning. She also compared R-3 zoning and Planned Development and shared that traditional zoning provides the owners the ability to gain best utilization of the property without adding a commercial component which is often required by laws that govern Planned Developments. Ms. Tumbleston spoke about affordability and explained how large tracts have become unaffordable and described how clustering homes into “pods” with wetlands and woods in between could greatly reduce development costs which would mean more affordable homes. Regarding traffic, there could be multiple access points provided on the existing public right-of-way to help minimize any traffic impact to Drayton Street. She stated that the maximum number of homes built on the property would not exceed 160 houses.

Inquiries and discussion arose regarding the property’s wetlands and their locations interfering with potential entry and exit points, traffic impacts, what exactly “affordable” means, who the buyer or developer will be, what allowances are acceptable with the parcels current zoning, and price points.

Commissioner Masi made a motion to recommend approval of Request MA2024-01 as requested; this motion was seconded by Commissioner Barron.

Commissioner Masi shared that he believes the request is reasonable for a parcel of its size, and that it is only fair to allow the family to do as they wish with their property. Commissioner O’Gallagher questioned why the property can’t be sold as is without the rezoning. Commissioner Infinger detailed that the family and this parcel has been in the community for nearly 100 years and doesn’t think that the property will be sold to anyone without the best intentions for Ravenel. Commissioner Grant revisited the topic of affordability and discussed how many individuals who work in the Town can’t afford to live here. Commissioner Barron shared that this prospect would create a fair opportunity for more affordable homes in the community.

All voted in favor of recommending approval of Request MA2024-01 except Commissioner O’Gallagher. Motion passed (4-1).

10. PUBLIC COMMENTS

Juliet Collins of 5965 Drayton Street, reiterated her recent comment and told Commissioners that they have the power to do what is right.

11. COMMISSIONER COMMENTS

None.

12. NEXT MEETING

The next Planning and Zoning Commission Meeting will take place on Thursday, February 1, 2024, at 6:00 p.m.

13. ADJOURNMENT

Commissioner Masi made a motion to adjourn the meeting at 8:08 p.m.; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (5-0).

Mike Hemmer

From: Donald Baldwin
Sent: Wednesday, January 3, 2024 8:07 PM
To: Mike Hemmer
Cc:
Subject: Zoning Request MA2024-01

I have reviewed the subject zoning request and am writing to inform all concerned that I am adamantly opposed to any rezoning of this property. I own 99 acres TMS #1880000179 joining this property and this proposed rezoning would have a negative effect on my property value.

A high density subdivision in the town of Ravenel in my opinion would have significant adverse effects on the town and its residents and the surrounding communities. Ravenel residents will experience traffic increases that are not needed or wanted. I do not believe Ravenel needs a vinyl high density subdivision eyesore to destroy the tranquility that presently exists.

The duty of the elected/appointed officials of any town is to act in the best interests of the town, not in the interests of themselves or a select few. In considering this rezoning request there appears to be the potential of serious conflicts of interests in light of the mayor having a vested interest in this rezoning request. The mayor and/or any others having conflicts of interests must recuse themselves of any action on this request.

It is requested that this email be presented during your meeting scheduled for 4 January 2024.

Respectfully,
Donald Baldwin

Mike Hemmer

From: Mike Rakoske
Sent: Thursday, January 4, 2024 3:16 PM
To: Mike Hemmer; Mike Rakoske
Subject: My comments Please read aloud during public comments

My name Mike Rakoske
 I live at 5776 Whistle Stop Lane Ravenel

WHAT THIS ZONING CHANGE WILL DO FOR THE RESIDENCE

1. Based on raw land square footage (97 acres equals 4,225,320 square feet) the total * square footage will be reduced based on the roads to be installed, wet lands that can not be built upon, designated community recreational ares, and buffers. Actual number would be slightly less.

The property is currently zoned AR and this Zoning allows for 1 house per acre of land or 43,560 square foot lot. *Not removing the required roads, wetlands, and buffers the maximum number of houses to be built would be *97 lots/houses total. *Actual would be less.

IF THE ZONING REQUEST IS PASSED TO R3 this would allow a MAXIMUM OF 338 LOTS/HOUSES. *Not taking into account the loss of acarage for roads, wetlands, and buffers. Lot sizes would be 12,500 sq feet if Zoning is changed to R3.

2. This Zoning change is for Mayor Tumbleston's family and himself. Seems like this would be a conflict of interest.
3. This development will increase the traffic on these small rural secondary designed roads.
4. Based on #3 above has a traffic study been performed? That is all the town needs is more traffic with out infrastructure in place to accommodate it. Just look at John's Island and that traffic nightmare.
5. Loss of green space. They are not making anymore of that for sure.
6. The mega Subdivision being built off hwy 17 is designed for small families with 2 cars. Fast forward into the future and now the teenagers have a vehicle also. Where are they going to park the extra vehicles? I guessing in the road or in the front yard. The lots are designed where you can't put anything in the backyard.
7. The town will grow but it dosent need to grow at leaps and bounds. The more I think about it; Hwy 17 and Tea Farm developments was a huge mistake for the town.
8. Has there been a site plan review that would show all the wetlands and proposed lots, infrastructure, and type of neighborhood roads?
9. Has a traffic study been done for the current zoning, the proposed zoning, and in the future when teenagers have a vehicle?



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, FEBRUARY 1, 2024
6:00 P.M.**

The Public Hearing and Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, February 1, 2024, 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 (Vice-Chairperson), Laurie Infinger (Chairperson), Thomas Masi, and Jim O’Gallagher. Also in attendance was Town Administrator and Planner Michael Hemmer.

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

Public Hearing for Map Amendment 2024-02:

Chairperson Infinger called the Public Hearing to order at 6:00 p.m. A quorum was present to conduct business.

The purpose of this 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:

- TMS #: 187-00-00-062 (1 acre) from Agricultural Residential (AR) to Residential Three (R-3)
- TMS #: 187-00-00-064 (3.1 acres) from Residential Two (R-2) to Service Warehouse (SW)
- TMS #: 187-00-00-070 (25.26 acres) from Agricultural Residential (AR) to Service Warehouse (SW)

Mr. Hemmer discussed Burbage Mobile Home Park (TMS #: 187-00-00-060) but mentioned that there is no request for a zoning change of the parcel at this time. It was noted that there are 8.62 acres of wetlands, 68 units in the existing park, and nine units in the entryway leading to the park. The requests for each of the rezonings are contiguous to a similar zoning or are of the minimum acreage required for rezoning. There is no commitment of sewer capacity and septic facilities will need to be installed. A traffic study is not required currently but will be during the Site Plan review.

Public Comments:

Applicant Edwin Bitter of 941 McCants Drive, explained that he is in the process of purchasing the subject property with intentions of rezoning three parcels, and covering relocation costs for the nine units currently located in the parcel of the mobile home parks entryway. These nine units will be moved into the overall park. He shared that there are no plans for the Service Warehouse parcels at this time.

Erica Cahoon of 6183 Roper Run Road, expressed concerns regarding the legalities of what is allowable in a parcel zoned Service Warehouse and how this could affect TMS #: 187-00-00-070.

Glen Nedza of 6064 Savannah Highway, detailed his recent experience of purchasing a mobile home park, having it rezoned, and the process of relocating mobile homes and their owners.

Brenda Bennett of 1785 Banbury Road, owns property near TMS #: 187-00-00-064 and inquired about how property values would be impacted with adjacent properties being rezoned.

George Kessler of 5950 Tar Heel Way, owns property adjacent to the subject parcels and shared concerns about wetland conservation, flooding, and the type of future businesses that could be allowed to operate in the area.

This Public Hearing closed at 6:24 p.m.

Regular Meeting Agenda:

1. CALL TO ORDER

Chairperson Infinger called the Regular Meeting to order at 6:24 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. REVIEW OF P&Z ROLES & RESPONSIBILITIES

Mr. Hemmer discussed the roles and responsibilities of the Planning and Zoning Commission, which are also displayed on the Town's website. Some of these tasks include conducting public hearings, maintaining and updating the Comprehensive Plan, assisting with the Zoning Map and Code, and reviewing Planned Developments and Site Plans.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

a. Request MA2024-02

Commissioner Masi made a motion to recommend approval of Request MA2024-02; this motion was seconded by Commissioner Barron.

Discussion began amongst Commissioners with insight from Mr. Bitter regarding plans for the Service Warehouse on the parcel located on Savannah Highway. Concerns arose about accessing the Service Warehouse on TMS #: 187-00-00-070 through the existing mobile home park. Mr. Bitter's primary business is to own and manage mobile home parks with no interest in the Service Warehouse-type business development, however, the parcel in question is being sold along with the existing mobile home park. It was noted that the overall density for the relocated mobile home park would be less dense than the R-3 zoning categorization. A Planned Development was considered; however, this rezoning request does not merit the option for negotiating the uses for Service Warehouse. Commissioners discussed the restrictions of the lack of sewer capacity, the effects of rezoning on nearby property values, the possibility of the requests being considered separately, and overall impacts should the Council choose to deny the request.

Commissioner Masi voted in favor of recommending approval of the overall request. Commissioners Barron, Grant, Infinger, and O’Gallagher voted no. Motion failed (4-1).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-062 from AR to R-3; this motion was seconded by Commissioner Masi. All voted in favor. Motion passed unanimously (5-0).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-064 from R-2 to SW upon the successful relocation of the nine existing mobile homes; this motion was seconded by Commissioner Masi. All voted in favor except Commissioner Barron. Motion passed (4-1).

Commissioner O’Gallagher made a motion to recommend denial of the request to rezone TMS #: 187-00-00-070 from AR to SW; this motion was seconded by Commissioner Barron. All voted in favor of denial except Commissioner Masi. The motion to deny passed (4-1).

b. Upcoming Code Changes to Consider

Mr. Hemmer and Commissioners reviewed code changes that need to be considered soon including items such as:

- Revamping definitions
- Addressing housing costs
- Rewriting requirements related to trees (surveys, mitigation, clearing, excavation, contracting arborists, screening, size, species, etc.)
- Adopting a burning ordinance that coincides with state guidelines and informing local fire departments of its enforcement
- Sign code (location, size, flags, banners, electronic signs, timeframe, etc.)
- Agricultural Zoning District
- Mobile Home Park Zoning

c. Planning Processes

Mr. Hemmer discussed planning processes and protocol moving forward for future meetings, particularly during public hearings and community input.

7. PUBLIC COMMENTS

None.

8. COMMISSIONER COMMENTS

~~Commissioner Infinger thanked her colleagues for appointing her as Chairperson of the Planning and Zoning Commission.~~

Commissioner Infinger thanked her colleagues for their votes of confidence in appointing her as Chairperson.

9. NEXT MEETING DATE

The next Planning and Zoning Commission Meeting will take place on Thursday, March 7, 2024, at 6:00 p.m.

10. ADJOURNMENT

Commissioner Masi made a motion to adjourn the meeting at 7:58 p.m.; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (5-0).

UNOFFICIAL



Nicole Barron

Eric Grant

Laurie Infinger

Thomas Masi

Jim O’Gallagher

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