



Town of Ravenel

Planning & Zoning Commission

PUBLIC HEARING AND REGULAR MEETING

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

Council Chambers at Town Hall

5962 Highway 165, Ravenel, SC 29470

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

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

Public Hearing (Map Amendment 2024-06): 6:00 p.m.

~~**Public Hearing (Map Amendment 2024-07): 6:05 p.m. or immediately following**~~

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

1. Call to Order/Roll Call
2. Invocation & Pledge of Allegiance
3. Approval of Agenda
 - a. Recusals/Conflicts of Interest
4. Approval of Prior Meeting Minutes – UNAVAILABLE
5. Old Business
 - a. Recommendation on Request MA2024-04 (Deferred at Previous Meeting)
6. New Business
 - a. Recommendation on Request MA2024-06
 - ~~b. Recommendation on Request MA2024-07~~ **WITHDRAWN**
7. Site Plan Reviews (2)
8. Public Comments
9. Commissioner Comments
10. Next Meeting Date: June 6, 2024
11. Adjournment



TOWN OF RAVENEL

NOTICE OF PUBLIC HEARING

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

There will be two Public Hearings:

- Request MA2024-06 at 6:00 pm: To change the zoning district for a 24.22-acre parcel located at 5827 New Road with TMS #: 168-00-00-003 from Agricultural Residential (AR) to Industrial.

~~Request MA2024-07 immediately following: To change the zoning district for a 1.5-acre parcel located at 5848 Savannah Highway with TMS #: 187-00-00-028 from Residential (R-1) to General Business (GB).~~ **WITHDRAWN**

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

5962 Highway 165, Suite 100
Ravenel, SC 29470
Office: (843) 889-8732
Fax: (843) 889-8727

April 25, 2024

RE: STAFF MEMORANDUM FOR REGULAR MEETING OF THE PLANNING COMMISSION ON
May 2, 2024.

PUBLIC HEARING ITEMS:

MA2024-06

Applicant: KRM Holdings	
Owner: Ravenel Green, LLC	
Address: 5827 New Road	
TMS: 168-00-00-003	
Current Zoning: Agricultural Residential (AR)	
Proposed Zoning: Industrial (I)	

Background

The applicant is requesting a rezoning from Agricultural Residential (AR) to Industrial (I). The purpose of the rezoning is to establish a concrete batch plant.

Staff Findings

Applicable to all zoning map amendments, Section 1.11 of the Town Code states that the purpose of a zoning map amendment could include “to correct a manifest error in the ordinance, because of changed or changing conditions in an area or in the town generally, to rezone an area, to extend the boundary of an existing zoning district or to change the regulations and restrictions thereof as reasonably necessary to the promotion of the public health, safety or general welfare.”

When considering map amendments, the Planning Commission should use the Future Land Use (FLU) Map as a guide. However, in this case the Future Land Use Map did not consider properties outside of its boundaries during the development of the Comprehensive Plan, thus the FLU is silent on this issue. Even though the FLU does not provide a future land use designation, the Commission should still use the Comprehensive Plan and the goals and objectives within to evaluate the appropriateness of this map amendment. Staff has provided a copy of the goals and objectives of the Comprehensive Plan, highlighting goals potentially affected by this rezoning.



The location of the railroad, proximity to Hwy 165, and to other industrially zoned parcels, make this property attractive to industrial or manufacturing uses.

MA2024-07

Applicant: Sonette Myburgh
Owner: Sonette Myburgh
Address: 5848 Savannah Hwy
TMS: 187-00-00-028
Current Zoning: Residential One (R-1)
Proposed Zoning: General Business (GB)



This application has been withdrawn by the applicant.

OLD BUSINESS

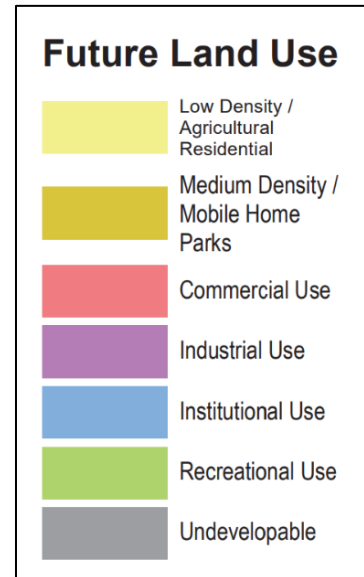
MA2024-04

This application is one of two applications on the agenda linked with the same project, this application is a request to rezone a parcel (1870000070) from Agricultural Residential (AR) to Residential Three (R-3).

The purpose of the AR district according to the Zoning Code is to “accommodate agriculturally-used properties and single family residences which are situated on large parcels. (1 acre min)” The description for the Residential Three zoning district states, “to provide medium density residential development...on lots having an area of 12,500 sq. ft. or more.”

The FLU in the Town’s comprehensive plan shows this property as remaining Low Density / Agricultural Residential. The requested upzoning from agricultural to medium density does not align with the FLU of the Town, and is a significant upzoning, from agricultural to medium density.

While the lot does not currently have frontage on the road and the Town should seek to develop the areas around its corridors and within an appropriate proximity of water and sewer. Additionally, there is a demand for more housing within the Town, especially housing that is attainable for the Town’s workforce. This is mentioned several times within the Housing and Land Use sections within the Town’s Comprehensive Plan. Therefore, staff suggests that the applicant consider modifying their application to rezone to a Residential Two (R-2) or Residential One (R-1). An R-2 would allow for residential construction at a density higher than agricultural residential, but that would still fit within the context of a low-density area. Additionally, staff would also support an R-1 designation.



Site Plan Review Application

Applicant: Lowcountry Land Development Consultants	
Owner: Herman Murden	
Address: 5978 Savannah Hwy	
TMS: 187-00-00-051	
Current Zoning: General Business (GB) – within the CCOZ	
Lot size: 0.88 acres	

Background

The property received a special exception to operate as a manufacturing use within a General Business district in 2023. The owner submitted the application for site plan review prior to the 12-month expiration date on special exception approvals. The proposed use is a manufacturing facility for cabinets. The use was approved with the following conditions defined by Article 3 and Appendix B of the Zoning Ordinance. The conditions for this use, as referenced by the original approval letter, is as follows:

- Condition #4: All trash containers must be screened from view from any adjacent property or right-of-way.
- Condition #7: No outside storage of materials, supplies, or equipment
- Condition #11: No more than two (2) work/business vehicles allowed on site at any time.
- Condition #16: The use must not include trucks larger than Class 6 (19,501 – 26,000 lbs) or other vehicles of the same weight and size.
- Condition #21: The use must include a retail component of at least 10% of their production area s.f.

The property is proposing a septic system and will be connected to Town water. Will need confirmation from applicant.

Staff Findings

Article 2, Zoning Districts:

Zoning Districts and Dimensional Standards			
<u>Section</u>	<u>Title</u>	<u>Compliance?</u>	<u>Comment</u>
2.6.11.B	Front	Yes	25' requirement**
2.6.11.B	Side and Rear	Yes	10' side, 15' rear*

2.6.11.B	Lot coverage	Yes	26% of 40% maximum
Commercial Corridor Overlay Zoning District			
<u>Section</u>	<u>Title</u>	<u>Compliance?</u>	<u>Comment</u>
2.6.16.C.1-4	Use Conditions	?	Operation oriented, applicant to advise
2.6.16.F	Front Yard Requirements	No	Needs additional landscaping
2.6.16.G	Sign location	?	Sign location not submitted
2.6.16.I	Building Design Standards	?	Not submitted
2.6.16.J	Site Design	?	Confirm 50' asphalt apron. No hard-surfacing minimum.
<i>*Provision for existing commercial lots less than 2 acres in size.</i>			
<i>**CCOZ overrides underlying zoning district</i>			

All other dimensional requirements were met

Article 3, Conditions and Exceptions:

Conditions for this use and special exception were listed in the project background.

Article 4, Land Development Regulations:

Screening, Bufferyard, and Landscape Requirements			
<u>Section</u>	<u>Title</u>	<u>Compliance?</u>	<u>Comment</u>
4.2.1.A	Buffer, Residential	No	15' wide + 6' fence + 2 canopy and 6 understory trees per 100' of shared property line.
4.2.1.B	Buffer, Commercial	Yes	5' wide + 2 canopy & understory trees per 100' of frontage
4.2.2.A & B	Buffer, Front	See CCOZ	See CCOZ
4.2.4	Landscaping parking area	No	See A, B, and C.
Off-Street Parking and Loading			
<u>Section</u>	<u>Title</u>	<u>Compliance?</u>	<u>Comment</u>
4.4.3.C	Unpaved lots/curb stop	?	Need curb stops on spaces within gravel lot.
4.4.4.B	Parking Lot screening	No	See note in 4.2.4
4.4.5	Parking requirements	?	8 proposed, including 1 handicap, require more information on employees on shift and vehicles
4.5.3	Loading Area	?	Need proof of compliance for loading areas/bays on side.

Article 5.15, Tree Regulations

The property is removing on 35" oak tree from the property.

Due to other issues concerning buffers and landscaping cited in this proposal, staff with the Mayor will await the site plan's resubmittal to assess the removal of this protected tree.

During construction activities, the applicant shall comply with all tree protective standards within 5.15.8 for the 60" and 99" oak trees.

Staff Recommendation

- Staff recommends denial of the site plan until the listed compliance issues be corrected and resubmitted to the Planning Commission.

Sincerely,

Riccardo Giani
Interim Planning & Zoning Administrator
Town of Ravenel, SC

CC: Mayor Stephen W. Tumbleston
Attorney William B. Harvey



Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 03/18/2024

Application #: MA 2024-06

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

To be completed by applicant – PLEASE PRINT

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

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

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

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

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

Buyer

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

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

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

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

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

I, Don H. Brown Jr., certify that I am the owner of the subject property and the information on this application is complete and accurate. I authorize the subject property to be posted and inspected.

Signature of Owner

03/18/2024
Date

Signature of Applicant/Representative

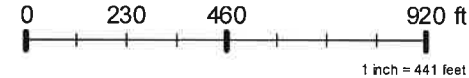
03/18/2024
Date

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



Charleston County SC

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



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

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

Vision, Goals, & Objectives

Vision Statement

The Town of Ravenel will strive to maintain its rural character by encouraging the foundations of families, neighborhoods, agricultural uses, historic structures, and open spaces upon which the future of the Town will continue to be built. Ravenel will guard against and manage the effects of incoming development pressure; balancing this pressure in order to enhance its commercial and residential areas and ensure that the needs of the community are being met.



Horse pasture on Old Jacksonboro Road in Ravenel

Future development and improvements will be required to demonstrate how they improve Ravenel through increased employment opportunities, better housing choice, enhanced security, expanded recreational opportunities, and cleaner air and water. Ravenel is committed to remaining a place where people enjoy living and remember the past.

Goals & Objectives

Goals and objectives are the heart and soul of the comprehensive plan document and help to establish targets for implementation strategies; establishing a guiding work program for the future. Each Comprehensive Plan element has specific goals and objectives with corresponding policies and strategies for implementation. Policies and strategies may be shared by multiple goals and objectives in multiple plan elements. The following pages provide a summary and overview of goals within each planning element.

Population Element

Goal: 1. Encourage population growth, if it will enhance Ravenel's character.

Action:	a. Educate residents about the positive and negative impacts of growth through enhanced public involvement
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning ii. Town Council

Action:	b. Develop community events that focus on Ravenel's foundations of family life, strengthening neighborhoods, agricultural uses, preserving history, and recreational / open space.
Responsible Partners	<ul style="list-style-type: none"> i. Entire Town ii. Civic Groups

Action:	c. Develop an annexation plan, with focus on protecting current Town limits
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning ii. Town Council

Goal: 2. Provide improved services to existing Ravenel residents.

Action:	a. Review and inventory existing Town services.
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff

Action:	b. Seek innovative ways to add services or access to services for residents
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff with support from Council ii. Partnerships with County or other agencies as appropriate

Action:	c. Encourage access to programs for the socially vulnerable populations of Ravenel such as low-income, disabled, non-English speaking, or elderly residents
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff with support from Council ii. CDBG funding iii. Civic groups iv. Churches v. Other partnerships

Goal: 3. Support access to resources that Ravenel residents need to improve themselves.

Action:	a. Promote opportunities for the location of businesses or services that Ravenel residents need or desire by:
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning (ensure there are not obstacles) ii. Town leaders (maintain close relationship to residents)

Action:	<ul style="list-style-type: none"> b. Promote the relationship between residents and the school system c. Promote support of civic groups, charities, churches, etc. d. Enhance Town Hall access for residents, through use of technology
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff

Housing Element

Goal: 1. Encourage a variety of housing options that appeal to Ravenel residents of all incomes.

Action:	a. Review and amend Zoning Ordinance and map with respect to residential districts, standards, and densities
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning Staff ii. Town Council

Action:	b. Remain flexible to take advantage of unique and innovative solutions for housing, including consideration of cluster or mixed-use zoning
Responsible Partners	<ul style="list-style-type: none"> i. Town Council

Goal: 2. Ensure safe, well-built, and maintained housing conditions exist in Town.

Action:	a. Improve code enforcement and building and site inspection services
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff, with Council support ii. Charleston County

Action:	b. Encourage, or require where appropriate, enhanced building techniques in coordination with Banks, lenders, and insurance companies
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff ii. Planning and Zoning

Action:	c. Review and amend the Zoning Ordinance regarding mobile home age, skirting, other standards, and temporary camper/trailer residency timeframes
Responsible Partners	<ul style="list-style-type: none"> i. Town leadership

Action:	d. Develop a procedure for condemning and demolishing unsafe structures, including mobile homes or camper/trailers, by inventorying property conditions
Responsible Partners	<ul style="list-style-type: none"> i. Town leadership ii. DHEC iii. Charleston County Building Services

Action:	e. Educate residents regarding home improvement and care by: <ul style="list-style-type: none"> • Building relationships with qualified contractors, banks, lenders, and insurance companies • Seeking programs and funding to assist • Developing a "triage" program to begin addressing issues, focusing on roofs, foundations, windows and site clean up
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff ii. Planning and Zoning

Action:	f. Periodically review code and policy impacts on other public services
Responsible Partners	<ul style="list-style-type: none"> i. Town leaders ii. Area service partners

Goal: 3. Reduce the potential impacts of conflicting land uses on the health and safety of Ravenel residents and the value of their property.

Action:	a. Review and amend the Zoning Ordinance and map with respect to district locations
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning ii. Town Staff iii. Town Council

Action:	b. Discourage rezoning property to commercial or industrial uses that are located within larger residential areas, while remaining flexible to address unique situations with solutions such as a floating mixed-use district
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning

Action:	c. Review and amend the Zoning Ordinance regarding mobile home age, skirting, other standards, and temporary camper/trailer residency timeframes
Responsible Partners	i. Planning and Zoning ii. Town Staff iii. Town Council

Economic Development

Goal: 1. Strengthen Ravenel's labor supply.	
Action:	<ul style="list-style-type: none"> a. Seek a variety of businesses at which residents can work b. Partner with regional entities, including education and employment partners, to encourage Ravenel workers to maintain and upgrade their job skills
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff
Goal: 2. Strengthen and diversify Ravenel's economic base.	
Action:	<ul style="list-style-type: none"> a. Review all development regarding Town needs and desires (the Priority businesses): <ul style="list-style-type: none"> • Consider carefully the impact of all proposed employment related development; weighing against the Town of Ravenel's Vision Statement regarding "careful growth"
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff ii. Town Council in partnerships with state and county agencies, chambers of commerce
Action:	<ul style="list-style-type: none"> b. Improve processes and train staff to deal with economic development proposals in a consistent and thoughtful manner
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff
Action:	<ul style="list-style-type: none"> c. Establish and promote Priority businesses <ul style="list-style-type: none"> • Compile and inventory of commercial buildings • Compile Community Profile/Demographic data • Coordinate with regional partners such as Charleston County Economic Development to enlist assistance promoting priority businesses
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff ii. Town Council in partnerships with state and county agencies, chambers of commerce
Goal: 3. Increase Ravenel's commercial activity.	
Action:	<ul style="list-style-type: none"> a. Establish the "Original Train Town" district b. Develop and support festivals and merchant promotions c. Encourage patronage of local businesses by residents
Responsible Partners	<ul style="list-style-type: none"> i. Town Leaders

Natural Resources Element

Goal: 1. Limit the negatives impacts of development on the environment in and around Ravenel.

- Action:**
- a. Require new development to use public services instead of wells and septic systems
 - b. Improve code enforcement for existing development
 - c. Restrict clear cutting of trees through zoning and land development controls
 - d. Require grading and erosion control plans
 - e. Continue with landscaping requirements
 - f. Build in processes to enable flexibility in application of provisions to address unique situations
 - g. Work with open space organizations to encourage use of conservation easements where appropriate
 - h. Enforce stormwater runoff standards
- Responsible Partners**
- i. Town Staff, Planning and Zoning, Town Council

Goal: 2. Consider land use policies to limit intense uses where necessary.

- Action:**
- a. Review zoning and land development ordinances to implement policies adopted by Town Council
- Responsible Partners**
- i. Planning and Zoning
 - ii. Town Staff
 - iii. Town Council

Goal: 3. Encourage existing residents to limit their impacts on the environment.

- Action:**
- a. Develop and partner in clean-up programs
- Responsible Partners**
- i. Local Residents
 - ii. Town Staff
-
- Action:**
- b. Encourage recycling
- Responsible Partners**
- i. Town Staff
-
- Action:**
- c. Offer help with trash removal to limit dumping and burning as possible in conjunction with hauling contractors and the County
- Responsible Partners**
- i. Town leaders

Goal: 4. Expand recreational and natural resource areas and programs.

- Action:**
- a. Seek funding to expand and develop existing parklands and add new parklands
- Responsible Partners**
- i. Town Staff
-
- Action:**
- b. Work with CCPRC to maintain regular hours for Bennett Park
- Responsible Partners**
- i. Town Staff with County assistance
-
- Action:**
- c. Work with CCPRC to promote and expand Caw Caw Interpretive Center access and programs (e.g. Birding Baseball Cards or "Ravenel Day" at the Center)
- Responsible Partners**
- i. Town Leaders

Natural Resources Element (cont.)

Goal: 5. Enhance historic preservation efforts in the Town

Action: a. Consider CSX Railroad Community Service Grants or Historic Preservation Fund Grants, such as the Paul Bruhn Historic Revitalization Grants Program, from the National Park Service, to help fund the Town's preservation projects.

Responsible Partners i. Town Staff

Cultural Resources Element

Goal:	1. Expand the use of the Historic Conservation Overlay District in the Ravenel Zoning Code.
Action:	<ul style="list-style-type: none"> a. Work to establish the "Original Train Town" district near the CSX rail line between Martin and Drayton Streets, beginning at the Depot and working east b. Coordinate with CSX Railroad to obtain grants to obtain equipment
Responsible Partners	<ul style="list-style-type: none"> i. Planning and Zoning ii. Town Staff and Council iii. Ravenel Residents
Goal:	2. Develop permanent historic exhibits.
Action:	<ul style="list-style-type: none"> a. Make room for exhibits at Community hall or the Depot
Responsible Partners	<ul style="list-style-type: none"> i. Ravenel Historical Society ii. Town Staff
Goal:	3. Reconsider hosting the Tea Town Festival.
Action:	<ul style="list-style-type: none"> a. Coordinate with interested residents
Responsible Partners	<ul style="list-style-type: none"> i. Town Staff

Community Facilities Element

Goal:	1. Monitor the capacity and condition of existing basic public service infrastructure to help determine where future resources (Ravenel's or other agencies) will be needed most.
Action:	a. Develop a Capital Improvement Plan (CIP) with a primary focus on serving existing residents, coordinating with: <ul style="list-style-type: none"> a. Charleston Water System for water/sewer b. SCDOT for highway conditions c. Dominion Energy / Berkeley County Coop
Responsible Partners	i. Planning and Zoning ii. Town Staff and Council
Goal:	2. Require new development to address community needs (see Land Use) by providing public improvements.
Action:	b. Review and amend application procedures as well as Staff reporting procedures to Council c. Use Development Agreements to ensure commitments
Responsible Partners	i. Planning and Zoning ii. Town Staff and Council
Goal:	3. Improve trash hauling services.
Action:	a. Meet with haulers to determine issues with serving Ravenel Residents b. Maintain the condition of hauler routes c. Consider efficiency of hiring Town Staff
Responsible Partners	i. Town Staff and Council
Goal:	4. Improve internet services.
Action:	a. Town Staff contact providers to determine issues in serving Ravenel residents b. Partner with larger institutions or customers to gain fiber lines
Responsible Partners	i. Town Staff and Council
Goal:	5. Improve the Ravenel pedestrian experience (see Transportation).
Action:	a. Include improvements to address safety aspects in the CIP such as: <ul style="list-style-type: none"> • Sidewalks/trails/paths/crosswalks • Connections to schools and parks • Lighting, with a focus on efficiency • Signage – Entryway and directional
Responsible Partners	i. Town Staff and Council
Goal:	6. Improve storm water drainage.
Action:	a. Work with Charleston County to determine CIP projects related to public improvements b. Develop ditch condition reporting program with Charleston County c. Consider hiring Town Staff to coordinate with Charleston County on public works projects d. Launch an Adopt-A-Drain program
Responsible Partners	i. Town Staff

Community Facilities Element (cont.)

Goal: 7. More fully use Town assets for recreational programs.

- Action:**
- a. Community Hall
 - b. Depot
 - c. Bennett Park

Responsible Partners

- i. Town Staff

Goal: 8. Assist county law enforcement.

- Action:**
- a. Improve property maintenance monitoring and enforcement related to clearing sites around home and ensuring windows are secure
 - b. Clear right-of-way sites along the rail line and intersections
 - c. Build upon relationship with Sherriff to determine issues
 - d. Consider hiring Town Staff to coordinate solutions

Responsible Partners

- i. Town Staff

Transportation Element

Goal: 1. Improve availability of Public Transportation.

Action:

- a. Town Staff work with TriCounty LINK to seek additional service and improve bus stops
- b. Work with partners to take advantage of vanpool programs and other innovative public transportation options
- c. Develop a park and ride lot

Responsible Partners

- i. Town Staff

Goal: 2. Improve roads.

Action:

- a. Work with Charleston Public Works to help identify paving, ditch, and repair projects
- b. Consider hiring staff or contracting for maintenance

Responsible Partners

- i. Town Staff

Goal: 3. Improve pedestrian amenities.

Action:

- a. Focus on safety features such as lighting and crosswalks
- b. Improve wayfinding or directional signage
- c. Enforce sidewalk requirements during development review

Responsible Partners

- i. Town Staff

Goal: 4. Seek funding for future improvements.

Action:

- a. Advocate for installation of left-turn light at intersection of US Highway 17 & SC 165 and other transportation needs
- b. Ensure new developments help to address related transportation demands

Responsible Partners

- i. Town Staff

Goal: 5. Monitor and be "at the table" for discussions regarding US Highway 17 in Charleston County.

Action:

- a. Increase awareness of individual improvements and impacts
- b. Seek partnerships with the City of Charleston, Charleston County, and regional agencies on needed improvements and funding

Responsible Partners

- i. Town Leaders

Land Use Element

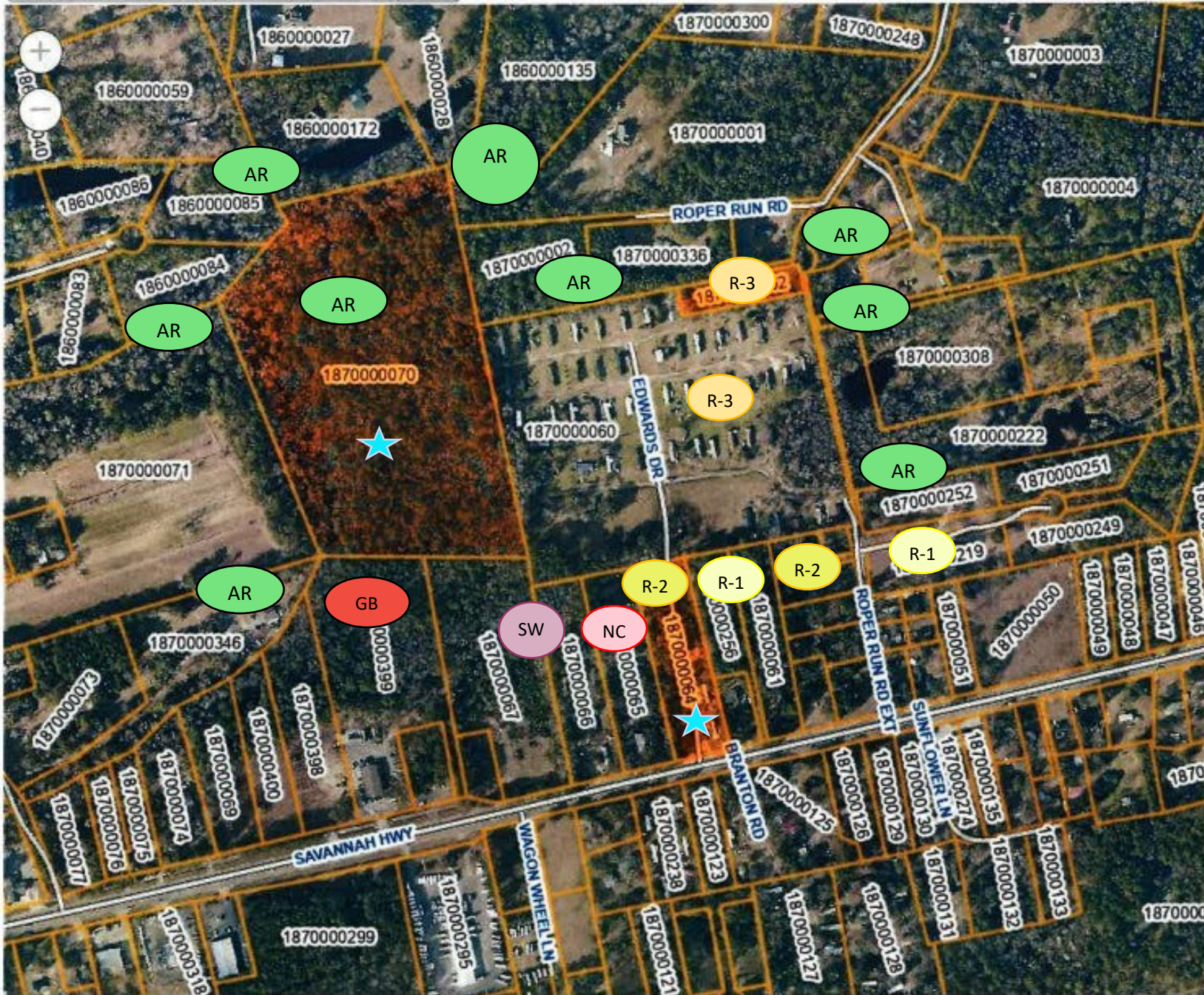
<p>Goal:</p>	<p>1. Continue to develop Highway 17 / Savannah Highway as Ravenel's commercial corridor.</p>
<p>Action:</p>	<p>a. Establish Gateway Signage b. Encourage in-fill commercial development along the corridor c. Continue to implement the Commercial Corridor Overlay Zoning (CCOZ) district d. Consider adjusting the district to apply to any development in the CCOZ</p>
<p>Responsible Partners</p>	<p>i. Town Leaders</p>
<p>Goal:</p>	<p>2. Require new development to address community needs (see Community Facilities).</p>
<p>Action:</p>	<p>a. Establish Town Staff procedures/reporting to Council b. Review/amend application procedures c. Use Development Agreements to ensure commitments</p>
<p>Responsible Partners</p>	<p>i. Town Leaders</p>
<p>Goal:</p>	<p>3. Review and revise the zoning ordinance and map as needed.</p>
<p>Action:</p>	<p>a. Consider the changes and removals suggested b. Review and establish or change procedures with Town Staff, ensuring cross-training occurs</p>
<p>Responsible Partners</p>	<p>i. Planning and Zoning ii. Town Council</p>
<p>Goal:</p>	<p>4. Review parking requirements and adjust if necessary.</p>
<p>Action:</p>	<p>a. Consider the changes and removals suggested b. Review and establish or change procedures with Town Staff, ensuring cross-training occurs</p>
<p>Responsible Partners</p>	<p>i. Planning and Zoning ii. Town Staff</p>
<p>Goal:</p>	<p>5. Ensure low-density zoned areas are not encroached upon by more intense uses.</p>
<p>Action:</p>	<p>a. Consider the changes to zoning and land development regulations suggested</p>
<p>Responsible Partners</p>	<p>i. Planning and Zoning ii. Town Staff</p>

Enter address, road, parcel # or

Town of Ravenel

Planning & Zoning Commission

Request MA2024-04



2/24 MAJ



Town of Ravenel

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 3/6/24 Paid

Application #: MA 2024-04

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: 6051 Roper Run Ext Rd TMS #: 187-00-00-070

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

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

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

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

Same

Lot Size: (total acres) 25.26 Highland (total acres) 19.12 Wetland (total acres) 6.14

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

Current Zoning of Property: Agricultural requested Zoning of Property: R3

Reason for requested Zoning / Description of Text Amendment: See attached letter

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

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

EW Bitter
Signature of Owner

3/4/2024
Date

Signature of Applicant/Representative

Date

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



3/4/2024

Mike Hemmer
Town of Ravenel
Town / Planning & Zoning Administrator

RE: Trust Communities – Letter of Intent

Trust Communities (“Trust”) hereby submits the following letter of intent for the following rezoning request in the Town of Ravenel:

<u>TMS#</u>	<u>Total Acres</u>	<u>Highland Acres</u>	<u>Existing Zoning</u>	<u>Proposed Rezoning</u>
187 00 00 070	25.26 Acres	19.12 Acres	Agricultural	R3

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

Sincerely,

E.W. Bitter, Principal

edwin@trustcommunities.com
(843) 212-6602

▼ Enter address, road, parcel # or

