

**CHARLESTON COUNTY
BOARD OF ZONING APPEALS (BZA)
SUMMARY OF THE JANUARY 5, 2026 MEETING
4:00 P.M.**

In compliance with the Freedom of Information Act (FOIA), notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.

Members Present

Chair, Mr. William Ray, Vice Chair, Mr. Ross Nelson, Mr. Brad Brown, Mr. AD Jordan, Mr. Roy Neal, Mr. Robert Siedell, Ms. Jessica Smith, Ms. Shana Smith, and Mr. Douglas Truslow

Staff Members Present

Mr. Kelvin Huger, BZA Attorney; Genesis Clark, Planning Technician III; Cole Hair, Planner I; Karie Vasché, Landscape Architect; and Jenny Werking, Planner III and Secretary for BZA

Notification Procedures

Staff has met the requirements of state law and Section 3.1.6 of the Charleston County Zoning and Land Development Regulations Ordinance for notification for all cases to be heard by the BZA at this meeting. The notification procedures were completed by staff 15 calendar days prior to this meeting as follows:

- December 19th: Site Visits and Postings were completed by this date.
- December 19th: Letters were mailed to property owners within 300' and to Parties in Interest for all cases. These notifications are above and beyond the state requirements.
- December 19th: Notice of this meeting was published in the *Post and Courier*.

The January 5, 2026 BZA meeting was called to order at 4:00 p.m. by the Chair, Mr. William Ray.

Minutes

Mr. Truslow made a motion to approve the December 1, 2025 public hearing meeting minutes. Mr. Siedell seconded the motion. The motion carried unanimously.

Mr. Brown, Mr. Jordan, and Mr. Neal arrived.

New Business

CASE# BZA-11-25-00917

Addison Matthews Andrews ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision (MHS) Zoning District at 1976 Wild Wing Lane on James Island in Charleston County (TMS # 331-07-00-108). Low-Density Manufactured Housing Subdivision (MHS) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Special Exception with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process; (2) The use shall comply with all requirements of Article 6.8; (3) This property shall not be used as a Short-Term Rental for more than 144 days in aggregate during any calendar year; and (4) The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance. Mr. Neal seconded the motion. The motion to approve the application was unanimous and therefore the application was granted with the above referenced conditions.

CASE# BZA-11-25-00918

Sepehr Karimi (“the Applicant” and “the Property Owner”) filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 2121 Bradham Road on James Island in Charleston County (TMS # 341-00-00-038). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning this application, the board determined that all items in Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Nelson made a motion to approve the Special Exception with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process; (2) The use shall comply with all requirements of Article 6.8; (3) This property shall not be used as a Short-Term Rental for more than 100 days in aggregate during any calendar year; and (4) The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance. Ms. S. Smith seconded the motion. Mr. Ray, Mr. Nelson, Mr. Brown, Mr. Siedell, Ms. J. Smith, Ms. S. Smith, and Mr. Truslow voted in favor of the motion. Mr. Jordan and Mr. Neal voted against the motion. The majority of the members present, and voting (7 to 2) voted in favor of motion and therefore the application was granted with the above referenced conditions.

CASE# BZA-11-25-00919

Eran Maron of MI 2, LLC (“the Applicant” and “the Property Owner”) filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 2128 Bradham Road on James Island in Charleston County (TMS # 341-00-00-023). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning this application, Mr. Neal made a motion to deny the Special Exception, stating that the application did not meet Criteria 1. Ms. J. Smith seconded the motion. Mr. Neal and Ms. J. Smith voted in favor of the motion to deny the Special Exception. Mr. Ray, Mr. Nelson, Mr. Brown, Mr. Jordan, Mr. Siedell, Ms. S. Smith, and Mr. Truslow voted against the motion to deny the Special Exception. The motion to deny failed (2-7). The board determined that all items in Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Siedell made a motion to approve the Special Exception with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process; (2) The use shall comply with all requirements of Article 6.8; (3) This property shall not be used as a Short-Term Rental for more than 144 days in aggregate during any calendar year; and (4) The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance. Mr. Nelson seconded the motion. Mr. Ray, Mr. Nelson, Mr. Jordan, Mr. Siedell, Ms. S. Smith, and Mr. Truslow voted in favor of the motion. Mr. Brown, Mr. Neal, and Ms. J. Smith voted against the motion. The majority of the members present, and voting (6 to 3) voted in favor of the motion and therefore the application was granted with the above referenced conditions.

The BZA had a 5-minute recess

CASE# BZA-11-25-00920

Thomas A Kozlik (“the Applicant” and “the Property Owner”) filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 2125 Saint Lukes Drive on James Island in Charleston County (TMS # 343-01-00-122). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning this application, the board determined that all items in Article 6.8 Short-Term Rentals, §6.8.2 Operating

Standards and Requirements, C. Special Exception of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Special Exception with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process; (2) The use shall comply with all requirements of Article 6.8; (3) This property shall not be used as a Short-Term Rental for more than 144 days in aggregate during any calendar year; and (4) The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance. Mr. Neal seconded the motion. The motion to approve the application was unanimous and therefore the application was granted with the above referenced conditions.

CASE# BZA-11-25-00921

Doug Hickerson of Social at 19 LLC DBA ("the Applicant"), Teddy M. Hendricks of Expressway Center LLC ("the Property Owner") and John C Sullivan of S Arch Studio, LLC ("the Representative") filed a Special Exception request to extend the days and hours of operation to seven (7) days a week until 11:59 p.m. for the sale of alcoholic beverages onsite (beer, wine, and liquor) at 1919 Savannah Highway in the St. Andrews Area of Charleston County (TMS # 350-05-00-056). Dupont-Wappoo Area Overlay (Community Commercial) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.6 Special Exceptions, Sec. 3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Special Exception request with the following conditions: (1) The applicant shall meet all requirements of the State of South Carolina for alcoholic beverage sales and must provide proof of State approval to Zoning and Planning Staff, prior to Zoning Permit approval to establish the business; and (2) Alcohol may be sold Monday through Sunday, between the hours of 11:00 a.m. and 11:59 p.m. Mr. Brown seconded the motion. The motion to approve the application was unanimous and therefore the application was granted with the above referenced conditions.

Additional Business

The BZA will hear two (2) old business cases and five (5) new business cases at the February 2, 2026 BZA Public Hearing that will be held in-person in Council Chambers at 4:00 p.m.

Adjournment

There being no further business, the board adjourned at 7:06 p.m.

Respectfully submitted,

Jenny J. Werking, AICP
Secretary to the BZA