



Case # BZA-01-26-00934

Charleston County BZA Meeting of March 2, 2026

Appellant: Jodi Renner

Property Location: 1305 Fifteen Mile Landing Road – East Area

TMS#: 629-00-00-173

Zoning District: Rural Residential (RR) Zoning District

Appeal of an Administrative Decision:

“Denial of the Home Occupation zoning permit [ZONE-12-25-24427] based on findings under §6.5.11(I) (Outdoor Activities) and §6.5.11(J) (Exterior Appearance), as set forth in the Zoning Administrator’s written denial [and] denial based on new Site Plan Review requirement and alleged zoning violations, as set forth in the formal denial letter issued January 13, 2026.”

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 3 Development Review Procedures, Article 3.13 Appeals of Zoning-Related Administrative Decisions, Sec. 3.13.8 Approval Criteria; Findings of Fact states, *“An appeal shall be sustained only if the Board of Zoning Appeals finds that the administrative official erred. The decision of the Board of Zoning Appeals shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail, published once in a newspaper of general circulation in the county, and permanently filed in the Zoning and Planning Department.”*

Chapter 6 Use Regulations, Article 6.5 Accessory Uses and Structures, Sec. 6.5.11 Home Occupations

I. Outdoor Activities *“All activities and storage areas associated with Home Occupations must be conducted completely in enclosed Structures, with the exception of Crop Production.”*

J. Exterior Appearance *“There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function. Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.”*



CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

ARTICLE 3.13 APPEALS OF ZONING-RELATED ADMINISTRATIVE DECISIONS

Sec. 3.13.1 Authority

The Board of Zoning Appeals shall be authorized to hear and decide appeals only on zoning-related matters where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the administration of any of the zoning-related regulations of this Ordinance. The Board of Zoning Appeals shall have no authority to hear or decide appeals from Administrative Decisions made pursuant to [CHAPTER 8, *Subdivision Regulations*](#), or from enforcement-related decisions and actions made pursuant to [CHAPTER 11, *Violations, Penalties, and Enforcement*](#), of this Ordinance.

Sec. 3.13.2 Right to Appeal

Appeals of Administrative Decisions on zoning-related matters may be filed by any officer, board, or bureau of the County, or by any Person with a substantial interest in a decision of an administrative official.

Sec. 3.13.3 Application Filing; Timing

Applications for Appeals of Administrative Decisions on zoning-related matters shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department. Appeals of Administrative Decisions shall be filed within 30 calendar days from the date of the Administrative Decision.

Sec. 3.13.4 Effect of Filing

Upon filing a Complete Application for an appeal of an Administrative Decision on a zoning-related matter, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended. Any work or performance of any activity that has been undertaken pursuant to an appealed permit, decision or determination, shall be subject to [CHAPTER 11, *Violations, Penalties, and Enforcement*](#), of this Ordinance.

After a Complete Application for an appeal has been filed, an appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Zoning Appeals, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings may not be stayed other than by a restraining order which may be granted by a court of record, with notice to the officer from whom the appeal is taken, and with due cause shown.

Sec. 3.13.5 Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed is taken.

Sec. 3.13.6 Public Hearing Notice

Newspaper and Parties in Interest Notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of [Sec. 3.1.6, *Notices*](#), of this Chapter. Neighbor and Posted Notice of the Board of Zoning Appeals Public Hearing shall be provided in accordance with the requirements of [Section 3.1.6, *Notices*](#), if applicable.

Sec. 3.13.7 Board of Zoning Appeals Review and Action

- A. The Board of Zoning Appeals shall hold at least one public hearing on the appeal, and within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section.



- B. In exercising the appeal power, the Board of Zoning Appeals shall have all the powers of the official from whom the appeal is taken, and the Board of Zoning Appeals may reverse or affirm, wholly or in part, or may modify the decision being appealed.
- C. If the Board of Zoning Appeals determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct issuance of a permit. The Board of Zoning Appeals in execution of the duties specified in this Chapter may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The Board of Zoning Appeals may defer action for a period of time not to exceed 90 days from the date of deferral.
- D. A quorum of the Board of Zoning Appeals shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Board of Zoning Appeals. At least two-thirds of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

Sec. 3.13.8 Approval Criteria; Findings Of Fact

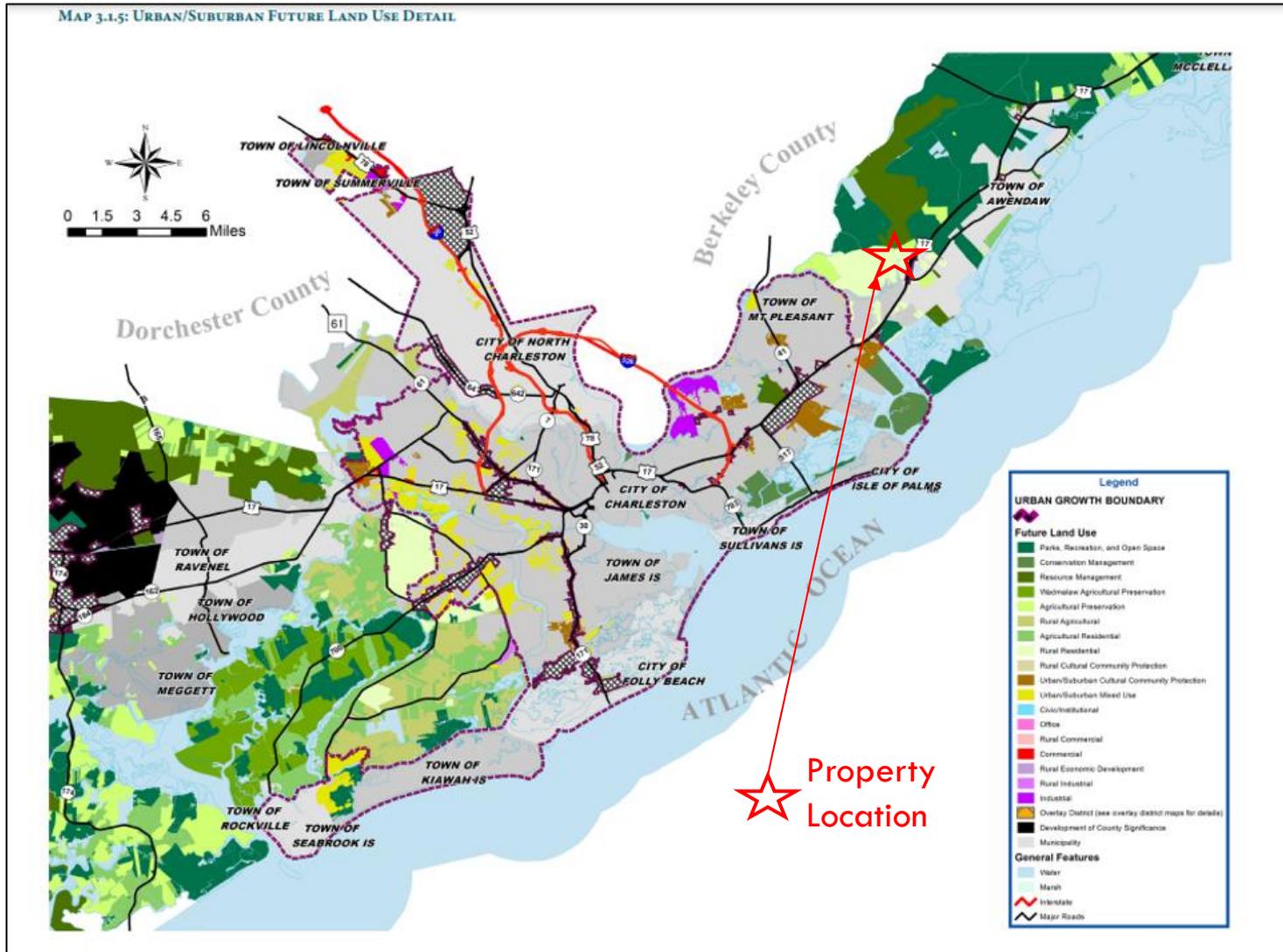
An appeal shall be sustained only if the Board of Zoning Appeals finds that the administrative official erred. The decision of the Board of Zoning Appeals shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail, published once in a newspaper of general circulation in the county, and permanently filed in the Zoning and Planning Department.

Sec. 3.13.9 Appeals

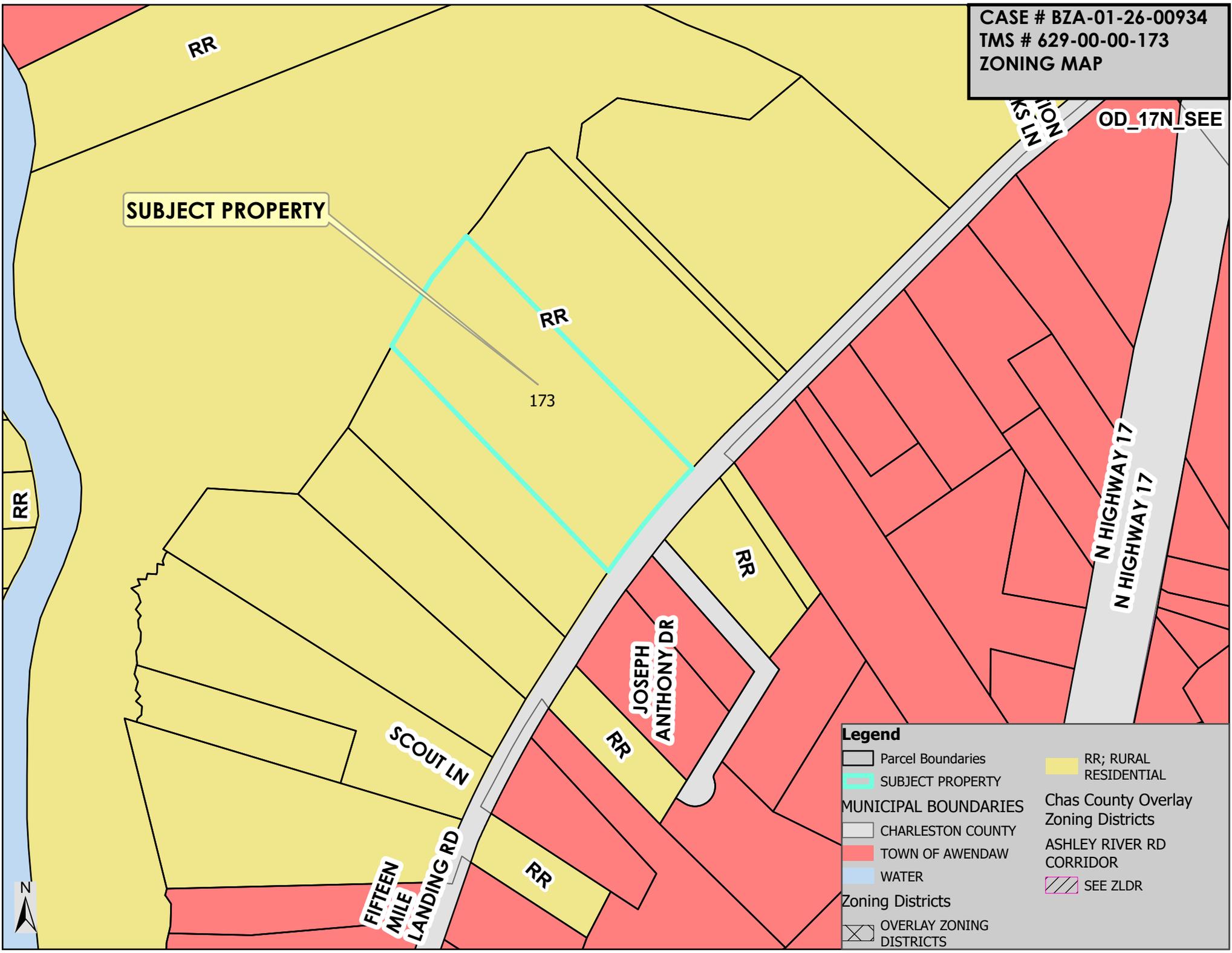
Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the County may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Location Map

1305 Fifteen Mile Landing Road – East Area



CASE # BZA-01-26-00934
TMS # 629-00-00-173
ZONING MAP



SUBJECT PROPERTY

RR

173

RR

RR

JOSEPH ANTHONY DR

RR

SCOUT LN

RR

FIFTEEN MILE LANDING RD

OD_17N_SEE

N HIGHWAY 17
N HIGHWAY 17

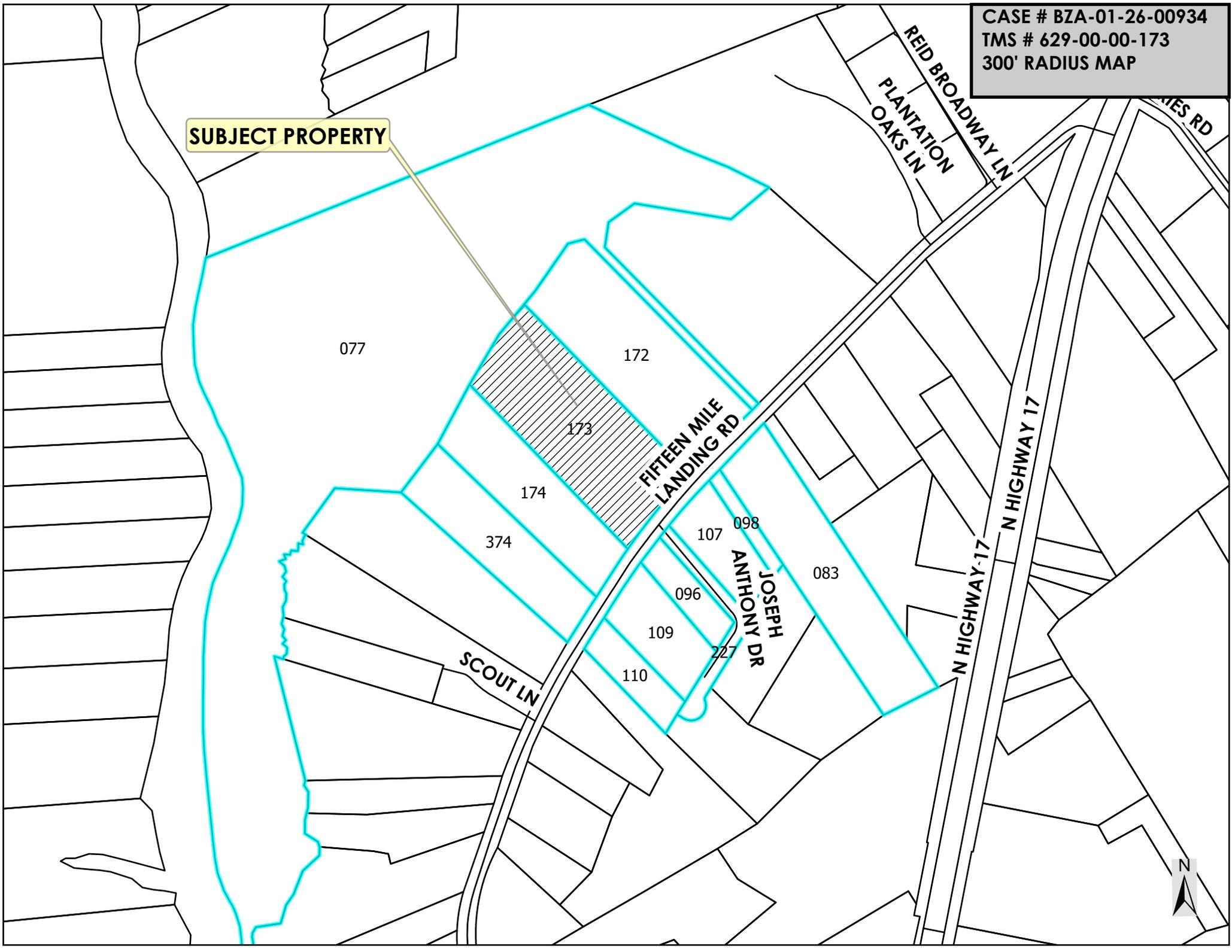
Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- MUNICIPAL BOUNDARIES
 - CHARLESTON COUNTY
 - TOWN OF AWENDAW
 - WATER
- Zoning Districts
 - RR; RURAL RESIDENTIAL
 - Chas County Overlay Zoning Districts
 - ASHLEY RIVER RD CORRIDOR
 - SEE ZLDR
 - OVERLAY ZONING DISTRICTS



CASE # BZA-01-26-00934
TMS # 629-00-00-173
300' RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-01-26-00934
TMS # 629-00-00-173
AERIAL MAP

SUBJECT PROPERTY

173

FIFTEEN MILE LANDING RD

JOSEPH ANTHONY DR



CASE # BZA-01-26-00934
TMS # 629-00-00-173
AERIAL MAP

SUBJECT PROPERTY



REID BROADWAY LN
PLANTATION OAKS LN

DERRIES RD

FIFTEEN MILE LANDING RD

N HIGHWAY 17

N HIGHWAY 17

JOSEPH ANTHONY DR

SCOUT LN



Case # BZA-01-26-00934

BZA Meeting of March 2, 2026

Subject Property: 1305 Fifteen Mile Landing Road – East Area

Appeal of an Administrative Decision

Denial of the Home Occupation Zoning Permit [ZONE-12-25-24427]



Subject Property



Fifteen Mile Landing Road



Photographs provided by the Appellant



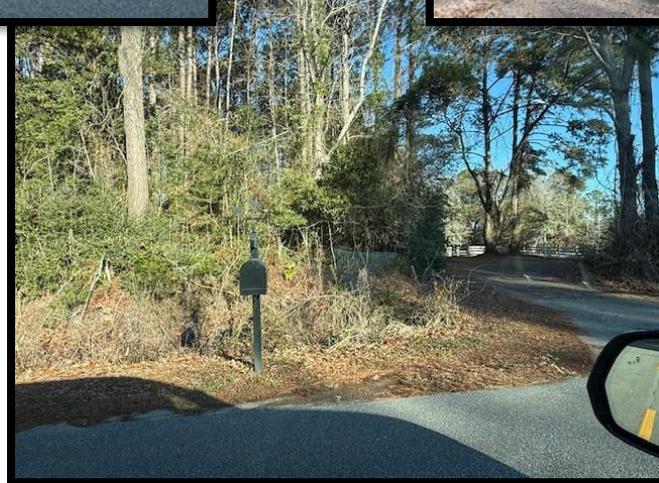
Photographs provided by the Appellant



Photographs provided by the Appellant



Photographs provided by the Appellant



Appeal of an Administrative Decision

Case # BZA-01-26-00934

1305 Fifteen Mile Landing Road, East Area

TMS # 629-00-00-173

Appellant: Jodi Renner

Appeal of an Administrative Decision: *“Denial of Home Occupation zoning permit [ZONE-12-25-24427] based on findings under §6.5.11(I) (Outdoor Activities) and §6.5.11(J) (Exterior Appearance), as set forth in the Zoning Administrator’s written denial [Exhibit A]. Amendment: Denial based on new Site Plan Review requirement and alleged zoning violations, as set forth in the formal denial letter issued January 13, 2026, after the initial appeal filing. (Exhibits A.2 and A.3.)”*

Reason(s) Appellant believed the decision to be in error: *“The statement regarding shelters, fencing, and yard access was included to demonstrate compliance with the rural-residential appearance requirement and is now being treated as evidence of noncompliance. No outdoor Home Occupation activity, outdoor storage, or exterior alteration is identified. See expanded explanation attached as Exhibit B [and] see Amendment to expanded explanation attached as Exhibit B2.”*

Appellant contends that the correct interpretation of the Charleston County Zoning and Land Development Regulations Ordinance as applied to the property is: *“Section 6.5.11(I) and (J) apply to activities and visible evidence associated with the conduct of a Home Occupation. The Home Occupation proposed consists of controlled, appointment-only sale and transfer of eggs and poultry. All other aspects of the application comply with the requirements of Section 6.5.11 for Home Occupations. Amendment: Home Occupation Application does not require Site Plan Review and unproven allegations cannot support permit denial.”*

Appellant requests the following relief: *“Reverse the denial and approve the Home Occupation.”*

Chronology Summary and List of Exhibits for Appeal Case # BZA-01-26-00934

Overview: Beginning December 5, 2025, Ms. Renner began corresponding with Zoning & Planning staff in pursuit of a Home Occupation permit, for which two separate Letters of Intent were provided and reviewed. Based on the description of uses she provided in the First Letter of Intent, it was determined that her proposal would not qualify as a Home Occupation and while a definite alternate use type was not provided, it was presented to her that her proposal would fall under another category and that Site Plan Review would be the appropriate review process. Ms. Renner submitted a second, scaled-back Letter of Intent, where again it was determined that the proposal would not fall under a Home Occupation type, but rather could likely fall under a commercial use type “Animal and Insect Production”, a use allowed in the Rural Residential District with vegetative buffer and/or setbacks that must be provided (Condition reference ZLDR Sec. 6.4.1). Staff requested to set up several meetings and/or phone calls with Ms. Renner to try to further explain the difference between a “Home Occupation” and a commercial use type (Animal and Insect Production) and help her start the Site Plan Review process, however she would not agree to meet and corresponded with staff only via email.

- **December 5, 2025:** Ms. Renner submitted a Letter of Intent dated 12/3/2025 (referenced as First LOI hereafter) for a Home Occupation permit. The First LOI listed the following as the proposed use:

“Marsh & Mane is a family-based small coastal farm intended to sale [sic] byproducts of uses presently allowed and utilized under current zoning. This includes sale of products derived from onsite cultivated plants (herbs, flowers, fruits, and vegetables) and sales of eggs and poultry offspring. We intend to offer animal interaction experiences and agricultural visits. We will offer the property and animals to be used for photography sessions. The farm will also utilize their horses to provide guide services for the Francis Marion National Forest horse trains and goats for offsite land management. Additionally, brand merchandise such as hats, shirts, and decals might be sold. Sales are primarily conducted through pre-orders, delivery, or off-site distribution. All business conducted onsite will be by scheduled appointment with traffic remaining very low and consistent with rural residential character.” [Exhibit 1]

Site Plan Review (SPR) staff emailed Ms. Renner in response, which included specific information regarding why the uses proposed would be beyond the scope of a Home Occupation permit and instead proposed that the appropriate path forward is Site Plan Review. Staff offered a pre-application meeting to discuss ZLDR regulations that would apply to the proposed uses on the property. Several emails followed where Ms. Renner requested specific details regarding what part of the First LOI did not meet the Home Occupation standards, to which staff responded that the scope of what was proposed would fall under a commercial-type use category, which would be determined by the Zoning Administrator once a pre-application meeting was held to have a better understanding of the proposal. [Exhibit 2]

- **December 9, 2025, 12:10 pm:** Ms. Renner responded to SPR staff requesting to formally withdraw the Home Occupation application (including the First LOI), discontinue further review of the application, and close the file. [Exhibit 2]
- **December 9, 2025 12:10:39 pm:** Home Occupation Zoning Permit Application (ZONE-12-25-24427) containing a second, scaled-down Letter of Intent (referenced as Second LOI hereafter) was submitted by Ms. Renner through the online permitting system. [Exhibit 3] The description provided in the Second LOI is as follows:

“Home Occupation involving the sale of eggs and live poultry naturally produced and raised on the property under rural-residential allowances. Orders are primarily pre-arranged through online or direct communication, with products provided through pre-scheduled onsite pickup (by appointment only, 8:00 a.m.-8:00 p.m., max one customer per hour) or off-site through delivery, community markets, or local retail partners. There is no onsite retail storefront, walk-in traffic, or commercial signage. Poultry utilizes shelters, fences areas, and free-range yard and pond access typical of rural properties. These low impact activities maintain the residential character of the site while reducing waste, responsibly managing flock numbers, and delivering fresh local products that benefit the surrounding community.”

- **December 10, 2025:** SPR staff received the new submittal (ZONE-12-25-24427) and responded to Ms. Renner, *“the sale of eggs and poultry produced and raised on the property is not a Home Occupation and will require some level of site plan review and approval.”* Again, SPR staff offered a pre-application meeting to discuss. [Exhibit 2]

- **December 11, 2025 to December 18, 2025:** Ms. Renner emailed Director Joel Evans requesting assistance regarding the application and previous email communication she had with staff. Interim Director Andrea Melocik-White responded, requesting a meeting with Ms. Renner and other staff to review the proposal and discuss. A series of emails back and forth followed, where Ms. Melocik-White offered several ZLDR references to explain the specifics of zoning classifications, why the proposed use would not fit into a Home Occupation type, and also noted that in researching the property, there were potential violations found on the property that would also have to be resolved prior to the issuance of any permits. **[Exhibit 4]**

Staff Analysis

Zoning Permit application ZONE-12-25-24427 was denied based on the applicant's Second Letter of Intent, where the activities described were determined to be non-compliant with Sec. 6.5.11, Home Occupations, Sub. Sec. 6.5.11 (I) and (J). The applicable ZLDR references are listed below:

Sec. 6.5.11, Home Occupations, Sub. Sec. (A), General states: *"The regulations of this Section are intended to permit residents to engage in Home Occupations, while ensuring that Home Occupations will not be a detriment to the character and livability of the surrounding area. Home Occupations must remain subordinate to the principal residential use of the property and the viability of the residential use must be maintained."* (emphasis added)

Sec. 6.5.11, Sub. Sec. (I) states: *"Outdoor Activities. All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production."* (emphasis added)

Sec. 6.5.11, Sub. Sec. (J) states: *"Exterior Appearance. There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function."* (emphasis added)

The Application for Appeal included Exhibits B-1 and B-2 in which the appellant provided more in-depth details regarding the foundation of the appeal. For clarity, the arguments presented in the Application for Appeal and related Exhibits will be broken down and responded to individually in three parts:

1. *Denial of the Home Occupation Zoning Permit based on Sec. 6.5.11, Sub. Secs. (I) (Outdoor Activities) and (J) (Exterior Appearance).*
2. *Denial of the Home Occupation Zoning Permit based on "new Site Plan Review requirement..." "as set forth in the formal denial letter issued January 13, 2026..."*
3. *Denial of Home Occupation Zoning Permit based on "...alleged zoning violations..." "...as set forth in the formal denial letter issued January 13, 2026..."*

1. In response to the Appellant's application Denial of the Home Occupation Zoning Permit based on Sec. 6.5.11, Sub. Secs. (I) (Outdoor Activities) and (J) (Exterior Appearance), the following responses are provided:

The ZLDR allows for homeowners to conduct business out of the home if the business or commercial use can meet several criteria, two of which are described in Sec. 6.5.11, Sub. Sec. I, Outdoor Activities, and Sub. Sec. J, Exterior Appearance, if it can be demonstrated that the Home Occupation will not be a detriment to the character of the area and remain subordinate to and maintain the viability of the residential use.

Sub. Sec. I, Outdoor Activities, states that *"all activities and storage areas associated with the Home Occupations must be conducted in completely enclosed Structures..."*

The applicant's Second Letter of Intent, which is a required form for staff to determine the appropriate use classification and other standards which the proposed use must meet, states *"Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties."* [Exhibit 3] Having poultry utilizing both enclosed (indoor) and yard and pond access (outdoor), is not compliant with the requirements of Sub. Sec. I, Outdoor Activities and resulted in denial of the Home Occupation permit.

Sub, Sec. J, Exterior Appearance, states *"There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from and adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling Unit appear less residential in nature or function."* As described in the applicant's Second Letter of Intent, the poultry and the shelters, fenced areas, and access to ponds could be visible from the street and/or adjacent lots and therefore would not be compliant with the Home Occupation requirements of the Ordinance. [Exhibit 5]

2. In response to the Appellant's application Denial of the Home Occupation Zoning Permit based on "new Site Plan Review requirement..." "as set forth in the formal denial letter issued January 13, 2026..." , the following responses are provided:

Generally, the Charleston County zoning permitting process takes one of two tracks, which is solely based upon if the proposed use is single-family residential in nature or not. If a proposed use is single-family residential, then it is required to meet a set of standards and review described in the ZLDR, whereas if the proposed use is non-single-family residential, then it is required to meet a higher level of review and requirements. Home Occupations are allowed as an accessory use to residential principal uses. The intent is that the home is completely functioning as a home, and the impact of the limited business use of the home is not visible and does not impact the surrounding residences in any way.

The Rural Residential Zoning District implements the Rural Residential policies of the Comprehensive Plan. The Rural Area is described as *"Agricultural and forestry activities and geographically dispersed Settlement Areas with homes are secondary to the natural and historic landscapes in the Rural Area. A small number of service and agriculturally oriented businesses are sited along major highways."*

While keeping of poultry for personal use is allowed in the Rural Residential Zoning District, keeping of poultry on residential property for business/commercial use is not an allowed Home Occupation,

but instead would fall under the use classification “Animal and Insect Production”, which is defined in the ZLDR as:

“The raising of Animals or insects on pasture land, controlled environments or selected environments, or production of Animal or insect products on an agricultural or commercial basis. Animal and Insect Productions shall include those Accessory Uses and activities customarily associated with this type of operation, as determined by the Zoning and Planning Director. Animal and Insect Production shall not include Concentrated Animal Feeding Operations, Slaughterhouses, or Butcheries.” [Exhibit 6]

Animal and Insect Production is a conditionally allowed use in the Rural Residential Zoning District, subject to the conditions of ZLDR Sec. 6.4.1 regarding minimum lot size, required vegetative buffers, and setback requirements depending on the size of the lot. [Exhibit 7] This condition also states: *“Onsite sales are permitted as an Accessory Use, subject to the provisions of this Ordinance”* which could support the applicant’s request to sell poultry and eggs from the property under the Animal and Insect Production use type. This use type, being non-residential, would require the Site Plan Review process in order to obtain a zoning permit to conduct this type of business on the property.

The appellant was notified of Site Plan Review being necessary on numerous occasions during the month of December 2025, via email from Site Plan Review Staff and Interim Director Melocik-White, prior to the issuance of the formal denial letter dated January 13, 2026. In addition, staff attempted to set up several meetings to discuss what would be required for Site Plan Review in order for the appellant to obtain a Zoning Permit to no avail. [Exhibits 2 & 4]

3. In response to the Appellant’s application Denial of the Home Occupation Zoning Permit based on “...alleged zoning violations...” “...as set forth in the formal denial letter issued January 13, 2026...”

When the Charleston County Zoning & Planning Department is in receipt of an application to obtain a zoning permit, staff conducts a review of the property including previously issued permits or plan reviews, review of aerial imagery to compare to site plans, and additional research, such as internet searches for business activity to ensure the property is properly permitted. If potential violations are identified, staff works with the applicant to rectify any issues. When conducting the review of the Home Occupation permit application for 1305 Fifteen Mile Landing Road, it was found that there had been previous permit(s) issued for the property specifically for “personal use”, including clearing for a horse pasture (for personal use only), a shed (not to be used for commercial activity), and other electrical upgrades to the site. [Exhibit 8] It was also found that the business had an existing online presence offering several services, such as horsemanship training, paddock and bed rentals, among other offerings, all of which would require at least Site Plan Review in addition to potentially needing to rezone to a different zoning district. [Exhibit 9] In reviewing aerial imagery as well as a tree survey submitted as a part of a previous application, it was also found that a 26” DBH Live Oak Grand Tree may have been removed without a permit. This is another example of where it is imperative that an applicant meet and discuss these issues because there are instances where a permit may not be required in order to remove a Grand Tree, so it would be up to Ms. Renner to explain the situation for better understanding. [Exhibits 10 & 11]

Withholding zoning permit approval is a remedy that is commonly used by the Department, and allowed as a way of obtaining compliance with the Ordinance. Per ZLDR Sec. 11.4.A *“Withholding*

and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits.” [Exhibit 12]

Interim Director Melocik-White made the appellant aware of these issues via email on December 12 and December 18, 2025, and again in the formal denial letter on January 13, 2026. When violations such as those described in this instance are found, staff will give the applicant an opportunity to state reasoning as to why it is not a violation, which is why terminology such as “potential” and “it appears” had been used via email. Typically, the person in violation will contact our office to discuss and work on whatever the issue(s) may be, and since that didn’t happen in this case, staff could only go on the information available which shows the property having several violations of the ZLDR. [Exhibit 13]

Conclusion

County staff administers the Zoning and Land Development Regulations Ordinance fairly and consistently across Charleston County. In receipt of any type of application, staff will conduct research, speak with staff of other Departmental divisions, and work together to find a path which would allow an applicant a way of moving forward to obtain the permit they are seeking. In this instance, staff attempted to meet, hold phone calls or virtual meetings, and emailed extensively with the applicant in an attempt to help the applicant understand the correct application type needed (Site Plan Review) in order to obtain the appropriate zoning permit suited for the business she is/wants to conduct. Had she contacted us, we would have helped her work through the compliance process and the proper review/permitting process. However, the applicant refused all contact except email correspondence and provided no way for staff to help her through the processes.

Therefore, no errors are found in: 1. Denial of the Home Occupation zoning permit based on findings under Sec. 6.5.11 (I) (Outdoor Activities) and Sec. 6.5.11 (J) (Exterior Appearance); 2. Denial based on new Site Plan Review requirement and, 3. [Denial based on] alleged violations. Based on the requirements of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), staff requests that the determination to deny the Home Occupation Zoning Permit (ZONE-12-25-24427) be upheld.

Exhibit 1



Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

Letter of Intent (Home Occupation)

Applicant Information

<i>First Name:</i> Jodi	<i>Last Name:</i> Renner
<i>Your Address:</i>	1305 Fifteen Mile Landing Rd., Awendaw, SC 29429
<i>Home/Cell Phone #:</i>	678-622-0602
<i>Email Address:</i>	rennerfamilyholdings@gmail.com

Property Information

<i>Is this your residence?</i> yes	
<i>Name of Business:</i> Marsh & Mane Farm	
<i>Tax Map #:</i> 6290000173	
<i>Days of Operation:</i> Sunday - Saturday	<i>Hours of Operation:</i> 7a-9p
<i>Number of Employees:</i> 0	<i>Zoning District:</i> RR

Please provide a detailed explanation of your proposed use:

Marsh & Mane Farm is a family-based small coastal farm intending to sale byproducts of uses presently allowed and utilized under current zoning. This includes sales of products derived from onsite cultivated plants (herbs, flowers, fruits, and vegetables) and sales of eggs and poultry offspring. We intend to offer animal-interaction experiences and agricultural visits. We will offer the property and animals to be used for photography sessions. The farm will also utilize their horses to provide guide services for the Francis Marion National Forest horse trails and goats for offsite land management. Additionally, brand merchandise such as hats, shirts, and decals might be sold. Sales are primarily conducted through pre-orders, delivery, or off-site distribution. All business conducted onsite will be by scheduled appointment with traffic remaining very low and consistent with rural residential character.

Signature: Date: 12/3/2025

OFFICIAL USE ONLY

<i>Zoning District:</i> <input checked="" type="checkbox"/> RR	<i>Taken in by:</i>
<i>TMS#:</i>	
<i>Home Occupation:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Vacant for more than 2 years:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Overlay District:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Name of Overlay District:</i>
ZONING CLASSIFICATION:	
<i>Approved use?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>Approved:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	<i>By:</i> _____ <i>Date:</i> _____

Exhibit 2

Re: Letter of Intent TMS: 629-00-00-173

From SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>

Date Thu 12/11/2025 8:14 AM

To Renner Family Holdings <rennerfamilyholdings@gmail.com>

I will schedule you a pre application meeting where staff will go into detail and discuss this with you.

I have Thursday, December 30th @ 9:45 AM or Thursday, January 8th @ 10:30 AM. Please advise which date and time works for you.

Please advise ASAP, thanks.

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

Sent: Wednesday, December 10, 2025 4:33 PM

To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>

Subject: Re: Letter of Intent TMS: 629-00-00-173

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Ms. Workman,

Thank you for your email.

The pending application is a Home Occupation request under Article 6 of the ZLDR. Please identify which specific Home Occupation standard(s) in the ordinance you believe the submittal does not meet, with citation to the applicable provision(s)

With best regards,

Jodi Renner
Sent from my iPhone

On Dec 10, 2025, at 4:09 PM, SITEPLANREVIEW
<SITEPLANREVIEW@charlestoncounty.org> wrote:

Re: Letter of Intent TMS: 629-00-00-173

From SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
 Date Wed 12/10/2025 4:09 PM
 To Renner Family Holdings <rennerfamilyholdings@gmail.com>

The use as described on the revised LOI has been determined to be Animal Production.

Below is the definition of Animal Production.

Animal and Insect Production The raising of Animals or insects on pasture land, controlled environments or selected environments, or production of Animal or insect products on an agricultural or commercial basis. Animal and Insect Production shall include those Accessory Uses and activities customarily associated with this type of operation, as determined by the Zoning and Planning Director. Animal and Insect Production shall not include Concentrated Animal Feeding Operations, Slaughterhouses, or Butcheries.

This use requires site plan review and approval.

The below use table allows this use with conditions, requiring Site Plan Review and approval. See below snippet it.

Zoning and Land Development Regulations Ordinance

Zoning and Land Development Regulations > CHAPTER 6 | USE REGULATIONS > ARTICLE 6.1 USE TYPES AND USE TABLE

Table 6.1-1 Use Table
 A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	COMMUNITY DISTRICTS																	Condition				
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC		RC	CC	RI	IN
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT																						
Aquaculture			A	A	A	A	C	C														Sec. 6.4.1
Mariculture			C	C	C	C	C	C														Sec. 6.4.1
Apiculture (Bee Keeping)			A	A	A	A	A	A														
Animal and Insect Production			A	A	A	A	C	C	C													Sec. 6.4.1
Concentrated Animal Feeding Operation			S	S	S	S																
Horticultural Production			A	A	A	A	A	A	A	C				A			C	A	A	A	A	Sec. 6.4.1
Hemp Crop Production and/or Processing			S	S	S	S	S															Sec. 6.4.1
Winery			C	C	C	C	C	C										C	A	C	A	Sec. 6.4.21
Agricultural Processing			C	C	C	C	C	C	S									A	A	A	A	Sec. 6.4.1
Agricultural Sales or Service			A	A	A	A	C											A	A	A	A	Sec. 6.4.44
Roadside Stand; Sweetgrass Basket Stand			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
Community Garden			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Farmers Market			A	A	A	A	A	C	C	C	C			A	A	A	A	A	A	A	A	Sec. 6.4.47
FORESTRY AND LOGGING																						
Bona Fide Forestry Operation			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill			A	A	A	A	S													A	A	
RESIDENTIAL																						
ASSISTED LIVING																						
Assisted Living			S	S	S	S	S	S	S	A	S			S	S	A	A	S	A	S	A	
MANUFACTURED HOUSING																						
Manufactured Housing Unit			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24
Manufactured Housing Park													A									
MULTI-FAMILY DWELLING																						

Please advise if you wish me to offer you my next available pre application meeting date and time, where staff wil discuss with you all of the development regulations required for said proposed use.

Tammy D. Workman
 843-202-7208

The use as described on the revised LOI has been determined to be Animal Production.

Below is the definition of Animal Production.

Animal and Insect Production The raising of Animals or insects on pasture land, controlled environments or selected environments, or production of Animal or insect products on an agricultural or commercial basis. Animal and Insect Production shall include those Accessory Uses and activities customarily associated with this type of operation, as determined by the Zoning and Planning Director. Animal and Insect Production shall not include Concentrated Animal Feeding Operations, Slaughterhouses, or Butcherries.

This use requires site plan review and approval.

The below use table allows this use with conditions, requiring Site Plan Review and approval. See below snip it.

<image.png>

Please advise if you wish me to offer you my next available pre application meeting date and time, where staff wil discuss with you all of the development regulations required for said proposed use.

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Wednesday, December 10, 2025 3:38 PM
To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Cc: Sharon Lynn <SLynn@charlestoncounty.org>; SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Subject: Re: Letter of Intent TMS: 629-00-00-173

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Thank you for your email and for attaching the document you reviewed.

To ensure the record remains accurate, the earlier LOI/application has been withdrawn and closed. The LOI submitted on 12/9/2025 is a

new and separate application, and review should proceed solely on that submittal under its assigned application number as the document of record.

The poultry kept on the property are permitted residential animals under the RR district. The limited, scheduled sale of surplus eggs and natural byproducts generated by those already-permitted animals is a customary accessory activity to residential animal keeping.

Please provide the specific sections of the Charleston County Zoning and Land Development Regulations Ordinance that classify the sale of surplus, on-site poultry byproducts as a non-home-occupation use requiring Site Plan Review. Once I have your code citation, I will be in a position to evaluate next steps.

Thank you.

Jodi Renner

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To be clear, the LOI submitted on 12/9/2025 constituted a new and separate home occupation application, and review should proceed solely on that submittal as the document of record.

With best regards,

Jodi Renner
Sent from my iPhone

On Dec 10, 2025, at 2:57 PM, Renner Family Holdings <rennerfamilyholdings@gmail.com> wrote:

Tammy,

Please be advised that the application below is closed.

Jodi Renner
Sent from my iPhone

On Dec 10, 2025, at 2:18 PM, SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org> wrote:

I have been advised you sent another LOI to Zoning dated 12.9.2025.

Per the emails below you previously advised me you are withdrawing this LOI, Please advise.

Tammy D. Workman
843-202-7208

From: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Sent: Tuesday, December 9, 2025 1:01 PM
To: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Subject: Re: Letter of Intent TMS: 629-00-00-173

Thank you for letting me know.

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Tuesday, December 9, 2025 12:10 PM
To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Cc: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Subject: Re: Letter of Intent TMS: 629-00-00-173

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Dear Ms. Workman,

I am writing to formally withdraw my previously submitted Home Occupation application for my property located at 1305 Fifteen Mile Landing Rd., Awendaw.

Please discontinue further review of this application and close the file.

Thank you for your time and assistance.

If any additional information is needed to complete this withdrawal, please let me know.

With best regards,

Jodi Renner
Sent from my iPhone

On Dec 8, 2025, at 11:06 AM, SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org> wrote:

Good morning,

I received an email from the Zoning Administrator.

If you want to set up a meeting with them, that would be good. I was looking back through the use table and maybe they could do some of the animal stuff with the a Special Exception, and we can talk to them about the limitations in RR, number of animals, and options for Rezoning.

My next available pre application meeting date and time is Thursday, January 8th @ 2:15 PM. Does this date and time work for you, please advise.

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Friday, December 5, 2025 4:30 PM
To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Subject: Re: Letter of Intent TMS: 629-00-00-173

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Tammy,

Again, I request details on what aspects of the intended uses do not fall under home occupation so that I can address any concerns. Several of these uses do not require anyone on the property and the county's definition of Home Occupation specifically mentions customers on property thus that cannot be denial of my application. I consulted the use table prior to submitting and find every category absolutely covered.

In good faith, I have asked for details to address the county's concerns and asked to meet with you to discuss further to clear up any confusion. I find your blanket response to be in bad faith and request that you and your administrator reconsider rather than forcing me to take further action to address my property rights.

With best regards,

Jodi Renner
Sent from my iPhone

On Dec 5, 2025, at 3:46 PM, SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org> wrote:

Good afternoon,

I have spoken to the Zoning Administrator and the uses described in your Letter of Intent are considered Commercial uses, by virtue of people coming onto the property. None of your uses are considered a Home Occupation.

The RR zone is very restrictive when it comes to permitted commercial uses.

We have been unable to find a use category that you would fall under in the use table, that permits said uses.

You should reach out to the rezoning staff to discuss the possibility of rezoning the property for the proposed uses listed on the LOI.

They can be reached at ccpc@charlestoncounty.org. I have copied them in on this email.

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Friday, December 5, 2025 9:45 AM

To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Subject: Re: Letter of Intent TMS: 629-00-00-173

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Tammy,

So that I can fully address your concerns please provide exact details as to what aspect of my home occupation application letter of intent does not comply with:

ZLDR | §6.5.11

Home occupations are types of work that can be conducted at home with virtually no effect on the surrounding neighborhood. Additionally, home occupations must comply with a set of standards, some of which are: the operator of the home occupation must be a full-time resident in the home; hours of operation between 8AM to 8PM; one customer per hour (on average); one commercial vehicle is allowed; no exterior commercial modifications are allowed; and no signs shall be posted for the business; A zoning permit is required for a home occupation.

I look forward to your prompt response as I am certain you appreciate my attempt to be a responsible Charleston County property owner that obtains permits, business licenses and pays taxes unlike most home occupations.

Jodi Renner

On Dec 5, 2025, at 9:05 AM, SITEPLANREVIEW
<SITEPLANREVIEW@charlestoncounty.org> wrote:

Good morning,

I am in receipt of your Letter of Intent.

This use would not be considered a Home Occupation, based on your explanation of various uses such as the sales of products, agricultural visits, photography sessions, horses to provide guide services, etc.

I am trying to determine what use category this would fall under.

I believe I can find a category that will use would fit into. Once I have determined the use, you will require site plan review and approval. The first step in the process is to submit an LOI.

Once I have determined the use category, I will then offer you my next available pre application meeting, where staff will discuss with you, all of the development regulations required for said proposed uses.

Feel free to call with any questions. I'll be in touch.

Tammy D. Workman
843-202-7208

<LOI- TMS- 629-00-00-173 12.05.2025.pdf>

<LOI- TMS- 629-00-00-173 12.05.2025.pdf>

<LOI HOME OCC. A-12.09.2025.pdf>

<REVISED LOI- TMS- 629-00-00-173.pdf>

Thank you for your email.

I have reviewed the revised LOI, copy attached.

The sale of eggs and poultry produced and raised on the property is not a Home Occupation and will require some level of site plan review and approval.

If you wish for me to schedule you a pre application meeting, please advise..

Tammy D. Workman
843-202-7208

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Wednesday, December 10, 2025 3:04 PM
To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
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Dear Ms. Workman,

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843-202-7208

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9:45 AM
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<SITEPLANREVIEW@charlestoncounty.org>

Subject: Re: Letter of Intent TMS:
629-00-00-173

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Additionally, home occupations must comply with a set of standards, some of which are: the operator of the home occupation must be a full-time resident in the home; hours of operation between 8AM to 8PM; one customer per hour (on average); one commercial vehicle is

allowed; no exterior commercial modifications are allowed; and no signs shall be posted for the business; A zoning permit is required for a home occupation.

I look forward to your prompt response as I am certain you appreciate my attempt to be a responsible Charleston County property owner that obtains permits, business licenses and pays taxes unlike most home occupations.

Jodi Renner

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This use would not be considered a Home Occupation, based on your explanation of

various uses
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Once I have
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approval. The
first step in the
process is to
submit an LOI.

Once I have
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you my next
available pre
application
meeting, where
staff will discuss
with you, all of
the development
regulations
required for said
proposed uses.

Feel free to call
with any
questions. I'll be
in touch.

Tammy D.
Workman
843-202-7208

<LOI- TMS- 629-
00-00-173
12.05.2025.pdf>

<LOI- TMS- 629-00-00-173
12.05.2025.pdf>

<LOI HOME OCC. A-12.09.2025.pdf>

<REVISED LOI- TMS- 629-00-00-173.pdf>



Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

**Letter of Intent
 (Non-Residential)**

Applicant Information

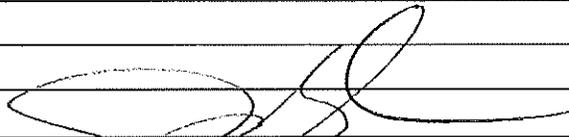
First Name: <i>Jobi</i>	Last Name: <i>Renner</i>
Your Address:	<i>1305 Fifteen Mile Landing Rd., Awendaw</i>
Home/Cell Phone #:	<i>678-622-0602</i>
Email Address:	<i>rennerfamilyholdings@gmail.com</i>

Property Information

Business Address:	<i>1305 Fifteen Mile Landing Rd., Awendaw</i>		
Is this your residence?	<i>yes</i>		
Name of Business and/or Project:	<i>Marsh + Mare Farm</i>		
Tax Map #:	<i>6280000173</i>		
Days of Operation:	<i>Sunday - Saturday</i>	Hours of Operation:	<i>7a - 9p</i>
Number of Employees:	<i>0</i>	Zoning District:	<i>RR</i>

Please provide a detailed explanation of your proposed use:

*see letter of intent (Home Occupation) dated
 12/3/2025*

Signature:  Date: *12/3/2025*

OFFICIAL USE ONLY

Zoning District:	Taken in by:
TMS#:	Flood Zone:
Home Occupation: <input type="checkbox"/> Yes <input type="checkbox"/> No	Vacant for more than 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No
Overlay District: <input type="checkbox"/> Yes <input type="checkbox"/> No	Ingress/Egress: <input type="checkbox"/> Private <input type="checkbox"/> Muni <input type="checkbox"/> County <input type="checkbox"/> State
Name of Overlay District:	Drainage Easements: <input type="checkbox"/> Yes <input type="checkbox"/> No
Approved use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	By: _____ Date: _____



Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

Letter of Intent (Home Occupation)

Applicant Information

<i>First Name:</i> Jodi	<i>Last Name:</i> Renner
<i>Your Address:</i>	1305 Fifteen Mile Landing Rd., Awendaw, SC 29429
<i>Home/Cell Phone #:</i>	678-622-0602
<i>Email Address:</i>	rennerfamilyholdings@gmail.com

Property Information

<i>Is this your residence?</i> yes	
<i>Name of Business:</i> Marsh & Mane Farm	
<i>Tax Map #:</i> 6290000173	
<i>Days of Operation:</i> Sunday - Saturday	<i>Hours of Operation:</i> 7a-9p
<i>Number of Employees:</i> 0	<i>Zoning District:</i> RR

Please provide a detailed explanation of your proposed use:

Marsh & Mane Farm is a family-based small coastal farm intending to sale byproducts of uses presently allowed and utilized under current zoning. This includes sales of products derived from onsite cultivated plants (herbs, flowers, fruits, and vegetables) and sales of eggs and poultry offspring. We intend to offer animal-interaction experiences and agricultural visits. We will offer the property and animals to be used for photography sessions. The farm will also utilize their horses to provide guide services for the Francis Marion National Forest horse trails and goats for offsite land management. Additionally, brand merchandise such as hats, shirts, and decals might be sold. Sales are primarily conducted through pre-orders, delivery, or off-site distribution. All business conducted onsite will be by scheduled appointment with traffic remaining very low and consistent with rural residential character.

Signature:  Date: 12/3/2025

OFFICIAL USE ONLY

Zoning District: <input checked="" type="checkbox"/> RR	Taken in by:
TMS#:	
Home Occupation: <input type="checkbox"/> Yes <input type="checkbox"/> No	Vacant for more than 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No
Overlay District: <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Overlay District:
ZONING CLASSIFICATION:	
Approved use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	By: _____ Date: _____



Joel H. Evans, AICP, PLA
Zoning & Planning Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

Home Occupation

Jodi Renner

_____, I am a full-time resident of the dwelling at
Name

1305 Fifteen Mile Landing Rd., Awendaw, SC

Address of Home Occupation

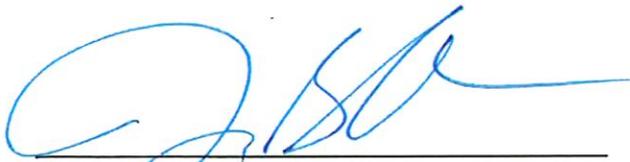
Name of the business I will be operating from this address is:

Marsh & Mane Farm

Name of Home Occupation

I have read and understand the requirements and standards for a Home Occupation as stated in Section 6.5.11 of the *Charleston County Zoning and Land Development Regulations (ZLDR) Ordinance*. Additionally, I have been provided a copy of this section of the Ordinance.

Any violations of this section of the *ZLDR Ordinance* could result in revocation of the zoning permit.



Signature

12/3/2025

Date



Joel H. Evans, AICP, PLA
Zoning & Planning Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

RESTRICTIVE COVENANTS AFFIDAVIT

I, Jodi Renner, have researched the restrictive covenants applicable to
Parcel Identification Number/s (PID #) 6290000173
located at (address/es) 1305 Fifteen Mile Landing Rd., Awendaw, and have found that either there
are no restrictive covenants applicable to the subject property/properties or that the proposed
application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive
covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

12/3/2025

(Signature)

(Date)

Jodi Renner

(Print Name)

Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. (Section 6-29-1145 is copied on the back of this page)

For Staff Use Only:

Received by _____ Date _____ Application Number _____

“Section 6-29-1145.

(A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity;

- 1. in the application for the permit;**
- 2. from materials or information submitted by the person or persons requesting the permit; or**
- 3. from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holder or by court order.**

(C) As used in this section:

- 1. ‘actual notice’ is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;**
- 2. ‘permit’ does not mean an authorization to build or place a structure on a tract or parcel of land; and**
- 3. ‘restrictive covenant’ does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land.”**

ZONING AND LAND DEVELOPMENT REGULATIONS

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

Sec. 6.5.11 Home Occupations

- A. **General.** The regulations of this Section are intended to permit residents to engage in Home Occupations, while ensuring that Home Occupations will not be a detriment to the character and livability of the surrounding area. Home Occupations must remain subordinate to the principal residential use of the property and the viability of the residential use must be maintained. Zoning Permits shall be required for all Home Occupations.
- B. **Where Allowed.** A Home Occupation that complies with the regulations of this Section shall be allowed as an Accessory Use to legally permitted Residential or Agricultural Principal Use.
- C. **Allowed Uses.** The Home Occupation regulations of this Section establish performance standards rather than detailed lists of allowed Home Occupations. Uses that comply with all of the standards of this Section will be allowed as Home Occupations unless they are specifically prohibited.
- D. **Prohibited Uses.** The following are prohibited as Home Occupations unless expressly authorized elsewhere in this Ordinance.
1. *Vehicle/Equipment Repair, Rental, or Sales.* Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a Home Occupation in the RR, S-3, R-4, MHS, UR, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed Structure and pose no noise or safety concerns.
 2. *Restaurants.* Restaurants and food service establishments, with the exception of Catering uses, are not allowed as Home Occupations.
 3. *Employee Dispatch Centers.* Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as Home Occupations.
 4. *Animal Care or Boarding.* Animal care or boarding facilities (including Animal Hospitals, Kennels, Stables, and all other types of Animal boarding and care facilities) are not allowed as Home Occupations in the S-3, R-4, MHS, UR, and MHP Zoning Districts.
 5. *Medical Offices or Clinics.* Medical Offices and medical clinics are not allowed as Home Occupations in the R-4, MHS, UR, and MHP Zoning Districts. This includes doctors' Offices, dentists' Offices, psychologists' Offices, Hospitals, and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis. Limited Prosthetic Manufacturing as defined in Chapter 12, *Definitions*, of this Ordinance shall be allowed.
 6. *Funeral Homes.* Funeral Services, including Funeral Homes, are not allowed as Home Occupations.
 7. *Barber Shops, Beauty Shops, and Nail Salons.* Hair, Nail, and Skin Care Services, including barber shops, beauty shops, nail salons, and similar personal services, with more than one chair, are not allowed as Home Occupations.
 8. *Dancing Schools.* Dancing schools are not allowed as Home Occupations.
 9. *Short-Term Rental Properties (STRP).* STRPs are not allowed as Home Occupations.
 10. *Special Trade Contractors (Offices/Storage).* Special Trade Contractors (Offices/Storage) are prohibited as Home Occupations.
 11. *Firearm Sales and Repair.* Firearm Sales and Repair are prohibited as Home Occupations.
- E. **Employees.** A maximum of two full-time or two part-time employees, who are not full-time residents of the home where the Home Occupation is located, are allowed. The Home Occupation may have other employees who

are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the Home Occupation, who does not live at the site, but who visits the site as a part of the Home Occupation.

- F. **Resident Operator.** The operator of a Home Occupation shall be a full-time resident of the Dwelling Unit.
- G. **Customers.** Customers may visit the site of a Home Occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.
- H. **Floor Area.** No more than 25 percent of the total Floor Area of the Dwelling Unit may be used to house a Home Occupation. Up to 1,000 square feet of a legally permitted Accessory Structure, such as a Garage, may be used for a Home Occupation.
- I. **Outdoor Activities.** All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.
- J. **Exterior Appearance.** There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

- K. **Operational Impacts.** No Home Occupation or equipment used in conjunction with a Home Occupation may cause odor, Vibration, noise, electrical interference, or fluctuation in voltage that is perceptible beyond the Lot Line of the Lot upon which the Home Occupation is conducted. No hazardous substances may be used or stored in conjunction with a Home Occupation.
- L. **Vehicles.** Not more than one pick-up truck, car, sports utility vehicle, or van used in conjunction with a Home Occupation may be parked at the site of the Home Occupation in any RR, S-3, R-4, MHS, UR, or MHP Zoning District. The Heavy Commercial Vehicle, requirements of Section 6.5.15, *Storage and Parking of Heavy Commercial Vehicles in Residential Zoning Districts*, shall apply to Home Occupations.
- M. **Deliveries.** Deliveries and pick-ups of supplies or products associated with Home Occupations are only allowed between the hours of 8:00 a.m. and 8:00 p.m.
- N. **Sales.** No article, product, or service may be sold in connection with a Home Occupation, other than those produced on the premises or comprise 25 percent or less of the gross receipts, provided that online sales are allowed if there are no in-person or walk-in purchases.



Zoning & Planning Department

Charleston County Home Occupation Packet

In order to assure the site can safely support the proposed activity, the Planning Department may require one or more of the following items prior to issuing a Zoning Permit for a Home Occupation (in addition to the required fee):

Applicant Information

- Home Occupation Affidavit
- Letter of Intent
- Restrictive Covenants Affidavit
- Copy of Article 6.5.11 – Home Occupations
- Photo ID for proof of residence

The intent of this Article is to provide regulations that guide the use of unincorporated properties for the purpose of conducting a commercial home occupation within a residence. This Article intends to create a balance of greater flexibility for home occupation uses, while protecting the surrounding community. The regulations of this Article shall apply in conjunction with any other standards contained within this Ordinance.

Submit electronically through the Charleston County CSS Portal:

https://eplweb.charlestoncounty.gov/energov_prod/selfservice#/home



Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

**Letter of Intent
 (Home Occupation)**

Applicant Information

<i>First Name:</i> Jodi	<i>Last Name:</i> Renner
<i>Your Address:</i>	1305 Fifteen Mile Landing Rd., Awendaw SC 29429
<i>Home/Cell Phone #:</i>	678-622-0602
<i>Email Address:</i>	rennerfamilyholdings@gmail.com

Property Information

<i>Is this your residence?</i> yes	
<i>Name of Business:</i> Marsh & Mane Farm	
<i>Tax Map #:</i> 6290000173	
<i>Days of Operation:</i> Sunday - Saturday	<i>Hours of Operation:</i> 8a-8p
<i>Number of Employees:</i> 0	<i>Zoning District:</i> RR

Please provide a detailed explanation of your proposed use:

Home occupation involving the sale of eggs and live poultry naturally produced and raised on the property under rural-residential allowances. Orders are primarily pre-arranged through online or direct communication, with products provided through pre-scheduled onsite pickup (by appointment only, 8:00 a.m.–8:00 p.m., max one customer per hour) or off-site through delivery, community markets, or local retail partners. There is no onsite retail storefront, walk-in traffic, or commercial signage. Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties. These low-impact activities maintain the residential character of the site while reducing waste, responsibly managing flock numbers, and delivering fresh local products that benefit the surrounding community.

Signature:  Date: 12/9/2025

OFFICIAL USE ONLY

Zoning District:	Taken in by:
TMS#:	
Home Occupation: <input type="checkbox"/> Yes <input type="checkbox"/> No	Vacant for more than 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No
Overlay District: <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Overlay District:
ZONING CLASSIFICATION:	
Approved use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	By: Date:

Exhibit 3

Exhibit 4

Exhibit A



Renner Family Holdings <rennerfamilyholdings@gmail.com>

RE: Urgent Clarification Needed - Home Occupation Application Status

Andrea Melocik-White <AMWhite@charlestoncounty.org>
To: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Cc: "Walter L. Smalls" <WSmalls@charlestoncounty.org>

Thu, Dec 18, 2025 at 12:10 PM

Hi Ms. Renner,

Please see our responses in red text in the email below.

Kind regards,

Andrea

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Tuesday, December 16, 2025 7:33 PM
To: Andrea Melocik-White <AMWhite@charlestoncounty.org>
Cc: Walter L. Smalls <WSmalls@charlestoncounty.org>
Subject: Re: Urgent Clarification Needed - Home Occupation Application Status

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good evening Andrea,

I wanted to follow up after Friday's email because I am having difficulty reconciling the ZLDR provisions cited with the Home Occupation application I submitted, and I want to be sure we are all working from the same understanding of the proposal.

For clarity, the Letter of Intent language submitted with my application was as follows:

Home occupation involving the sale of eggs and live poultry naturally produced and raised on the property under rural-residential allowances. Orders are primarily pre-arranged through online or direct communication, with products provided through pre-scheduled onsite pickup (by appointment only, 8:00 a.m.–8:00 p.m., max one customer per hour) or off-site through delivery, community markets, or local retail partners. There is no onsite retail storefront, walk-in traffic, or commercial signage. Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties. These low-impact activities maintain the residential character of the site while reducing waste, responsibly managing flock numbers, and delivering fresh local products that benefit the surrounding community.

This description does not propose outdoor commercial activity, outdoor storage, signage, parking lots, exterior alterations, or any visible change to the residential character of the property. It expressly limits traffic, confirms appointment-only pickup, and preserves residential use consistent with rural-residential allowances.

With that in mind, I am requesting clarification applying the cited ZLDR provisions to the actual language above, specifically:

1.

§6.5.11(I) – Outdoor Activities:

Identification of the specific activity or storage area staff believes is proposed to occur outdoors based on the submitted intent.

Per the applicant's letter of intent, "Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties." The requirement is that all activities associated with Home Occupations be conducted in completely enclosed structures. The chickens will be outside of enclosed structures at times.

2.

§6.5.11(J) – Exterior Appearance:

Identification of the specific exterior condition or visible evidence staff believes would result from the proposed use, including how the intent as written would alter the residential appearance or function of the property.

Per the applicant's letter of intent, "Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties." The requirement is that there shall be no visible evidence of the conduct of a Home Occupation when viewed from the street or an adjacent lot. The chickens may be visible from the street and/or an adjacent lot.

General citation to code sections or illustrative examples does not provide enough information to understand how the present application is considered noncompliant or to evaluate next steps.

If staff believes any portion of the submitted intent does not align with the applicable Home Occupation standards or is too ambiguous, please identify the specific language at issue and, where appropriate, indicate whether there are ordinance-based remedies or clarifications that would bring the application into compliance.

Staff is happy to discuss the Site Plan Review process for the proposed uses that are allowed in the zoning district in which the property is located. Please contact us at 843-202-7208 to schedule a Site Plan Review pre-application meeting.

Additionally, Friday's email stated: "Please note that during our research, some potential zoning violations on the property were discovered." If staff believes any zoning violations exist, please identify the specific condition(s) and applicable ZLDR provision(s) so they may be evaluated through the appropriate process.

Advertisement for horsemanship lessons, exploring life on the farm, photoshoots, and paddock and bed rentals was discovered online. We need further information on each of these uses. However, at a minimum, a Zoning Permit is required prior to the following activities:

ZLDR Sec. 3.8.1.D: Change in the use classification of any part of a Structure or Lot, including any increase in the number of Families or Dwelling Units occupying a Building or Lot.

ZLDR Sec. 3.8.1.G: Prior to obtaining a business license.

Additionally, based on aerial photography and the recent application for a clearing and grubbing permit, it appears that a 26" DBH Live Oak Tree (Grand Tree) may have been removed without permits between 2023 and 2025. The following sections of the ZLDR apply:

ZLDR Sec. 9.2.2.A.1: Removal of Grand and Protected Trees is prohibited prior to the issuance of a Zoning Permit, which may be issued after a Tree plan is approved by the Zoning and Planning Director, pursuant to Sec. 9.2.3, Tree Plans and Surveys.

ZLDR Sec. 9.2.5:

- A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:*
- 1. Trees are not required to be retained by the provisions of this Article.*
 - 2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;*
 - 3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or*
 - 4. Removal of Required Trees has been approved by the Board of Zoning Appeals.*
- B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.*

ZLDR Sec. 11.6.1:

B. Grand Trees

- 1. Where Grand Trees have been removed in violation of this Ordinance or where removal is necessitated at any time due to acts of negligence, trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The replacement schedule shall establish the number, species, caliper, and location of replacement trees, and at a minimum shall require:

 - a. That the combined caliper of replacement trees is equal to or greater than three times the diameter at breast height of the Grand Tree removed; and*
 - b. Individual replacements of trees are of the largest transplantable caliper available or equal to the loss of DBH inches.**
- 2. Where Grand Tree removal is necessitated by emergencies as defined in CHAPTER 9 of this Ordinance, or death and disease of trees due to natural causes, as determined by the Planning Director, replacement will not be required.*

ZLDR Sec. 9.2.6: Tree Replacement (note that sub-sections B, C and E may not apply)

- A. Tree replacement shall be required accompanying Development on all non-exempt properties in the manner described below:*
- 1. When replacement Canopy Trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch Caliper, except where caliper is otherwise identified.*
 - 2. The Zoning and Planning Director or Board of Zoning Appeals is empowered to require Trees of larger Caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.*
- B. When Trees of eight inches DBH or greater have been removed in violation of this Ordinance, replacement Trees shall be planted in the same general area according to a replacement schedule approved by the Zoning and Planning Director.*
- C. Where sites were cleared of Trees prior to the adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement Trees shall be planted, the combined Caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, Caliper, and placement shall be approved by the Zoning and Planning Director.*
- D. The Tree Fund is established to receive monies exacted from tree removal violation fines or other Tree removal mitigation, to include, but not limited to, removal, damage, destruction, or as defined in Sec. 9.2.1.C of this Chapter, and as a form of mitigation when planting of the Required Trees is determined to be detrimental to the overall health of existing Trees or impractical for the intended site design. The Zoning and Planning Director shall impose a Tree Mitigation fee of \$250 per inch required to meet the total mitigation inches amount. In cases of*

unpermitted Grand Tree removal in violation of this Ordinance, the inches required to be mitigated shall be equal to or greater than three times the diameter of the Grand Tree removed. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

E. When Trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the Subject Property are responsible for the mitigation of the removed Trees as outlined and agreed or subject to Sec. 9.2.6.D of this Chapter.

Should the potential violations be confirmed, Zoning Permits cannot be issued prior to the violations being rectified pursuant to ZLDR Sec. 11.1.1.C, which states, "The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law."

The next step in the process to bring the property into compliance is the schedule a meeting with staff. We are happy to meet with you in person, virtually, or via telephone call. Please contact Joyce McGrew at 843-202-7279 to schedule the meeting.

Thank you for your time and attention. I look forward to your clarification so we can proceed without further delay.

Best regards,

Jodi Renner

On Dec 12, 2025, at 4:28 PM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

Hi Ms. Renner,

Please see the responses to your questions in red text in the email below. Again, staff is happy to discuss the Site Plan Review process for the proposed uses that are allowed in the zoning district in which the property is located. Please contact us at 843-202-7208 to schedule a Site Plan Review pre-application meeting.

Please note that during our research, some potential zoning violations on the property were discovered. Please contact me at 843-202-7200 to discuss.

Kind regards,

Andrea

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Good afternoon Andrea,

I am following up as I have not yet received a response, and the application remains marked "void."

Since submitting my application, I have reviewed recently approved Home Occupation permits issued by the County. That review reflects numerous approvals this year—many processed same day—including for photographers, builders, bakers, florist and similar businesses whose publicly available websites indicate business activity conducted from the residence including customers onsite.

In light of this consistent administrative practice, I again request:

1. Written identification of the specific Home Occupation standard(s) staff believes are not met by my application; and

1. ZLDR Sec. 6.5.11. I: **Outdoor Activities**. All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.
2. ZLDR Sec. 6.5.11.J: **Exterior Appearance**. There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

2. The ZLDR citation(s) supporting that determination. **See response above.**

If the application is believed to be out of compliance, identifying the specific standard(s) and supporting citation should be a straightforward response.

To allow me to evaluate any next steps and preserve appeal rights, I request that written findings identifying any deficiency under §6.4, or approval of the Home Occupation application as submitted, be provided by the end of business today.

Absent written findings or a decision, I will proceed with an administrative appeal based on lack of action.

Thank you,

Jodi Renner

> On Dec 11, 2025, at 4:54 PM, Renner Family Holdings <rennerfamilyholdings@gmail.com> wrote:

>

> Good afternoon Andrea,

>

> Thank you for your email. This response does not address the written items I repeatedly requested, which were:

>

> 1. identification of the specific Home Occupation standard(s) staff believes are not met; and

> 2. the ZLDR citation(s) supporting that conclusion.

>

> Additionally in my email this morning, I sought clarification of why the application was voided and reassigned without notice or written findings.

>

> Before I can evaluate any next steps, I will need the P&Z Dept to provide these three items in writing or approve the straightforward Home Occupation application as submitted under §6.4.

>

> Please note that failure to provide the requested written information or a decision on the application will be treated as a lack of action for procedural purposes.

>

> Thank you,

>

> Jodi Renner

>

>

>> On Dec 11, 2025, at 4:09 PM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

>>

>> Good afternoon,

>>

>> I have spoken with our staff and would like to schedule a time to meet either in person or virtually. Please provide your availability and if you prefer to meet in person or virtually.

>>

>> Kind regards,

>>

>> Andrea

>>

>> -----Original Message-----

>> From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

>> Sent: Thursday, December 11, 2025 11:22 AM

>> To: Andrea Melocik-White <AMWhite@charlestoncounty.org>

>> Cc: Joel Evans <JEvans@charlestoncounty.org>; SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>; Sharon Lynn <SLynn@charlestoncounty.org>

>> Subject: Re: Urgent Clarification Needed – Home Occupation Application Status

>>

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>>

>> Thank you, Andrea.

>>

>> Jodi Renner

>> Sent from my iPhone

>>

>>>> On Dec 11, 2025, at 11:09 AM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

>>>

>>> Good morning,

>>>

>>> I will check into this and get back with you.

>>>

>>> Kind regards,

>>>

>>> Andrea

>>>

>>> -----Original Message-----

>>> From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

>>> Sent: Thursday, December 11, 2025 9:54 AM

>>> To: Joel Evans <JEvans@charlestoncounty.org>

>>> Cc: Andrea Melocik-White <AMWhite@charlestoncounty.org>; SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>; Sharon Lynn <SLynn@charlestoncounty.org>

>>> Subject: Urgent Clarification Needed – Home Occupation Application Status

>>>

>>> CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

>>>

>>> Director Evans,

>>>

>>> I am requesting your assistance regarding my Home Occupation application for ZONE-12-25-24427. Regrettably, I am having to elevate this to your attention, as I have been unable to obtain a clear or procedurally correct response from staff despite multiple attempts. I have thoroughly reviewed the ZLDR Home Occupation standards and have made every effort to ensure full compliance.

>>>

>>> Despite this, staff did not identify any specific standard my application allegedly failed to meet. Instead, I was repeatedly directed toward Site Planning and asked to schedule meetings—none of which are part of the Home Occupation review process under the ZLDR. I specifically requested written clarification of any noncompliance and the corresponding ZLDR citations, and no written findings were ever provided.

>>>

>>> This morning after receiving yet another email without response to my request, I discovered—only by checking the online portal—that my application had been marked “void – required site plan review.” I received no notice of this action, and no written findings were issued to justify voiding or redirecting the application. While I am making every effort to ensure the application complies with the Home Occupation standards to maintain the residential character of my property, I am instead being pushed toward a commercial review track, which is neither consistent with the ZLDR nor appropriate for a permitted residential use.

>>>

>>> To move forward correctly, I respectfully request:

- >>> 1. Written identification of the specific Home Occupation standard(s) staff believe are not met;
- >>> 2. The ZLDR citation(s) supporting that conclusion; and
- >>> 3. Clarification of why the application was voided and reassigned without notice or written findings.

>>>

>>> If the status change was made in error or prematurely, I request that the application be reinstated immediately so it may proceed under the correct review process.

>>>

>>> Thank you for your time and assistance.

>>>

>>> Jodi Renner

>>> Sent from my iPhone

Exhibit 5



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

Sec. 6.5.11 Home Occupations

- A. **General.** The regulations of this Section are intended to permit residents to engage in Home Occupations, while ensuring that Home Occupations will not be a detriment to the character and livability of the surrounding area. Home Occupations must remain subordinate to the principal residential use of the property and the viability of the residential use must be maintained. Zoning Permits shall be required for all Home Occupations.
- B. **Where Allowed.** A Home Occupation that complies with the regulations of this Section shall be allowed as an Accessory Use to legally permitted Residential or Agricultural Principal Use.
- C. **Allowed Uses.** The Home Occupation regulations of this Section establish performance standards rather than detailed lists of allowed Home Occupations. Uses that comply with all of the standards of this Section will be allowed as Home Occupations unless they are specifically prohibited.
- D. **Prohibited Uses.** The following are prohibited as Home Occupations unless expressly authorized elsewhere in this Ordinance.
1. *Vehicle/Equipment Repair, Rental, or Sales.* Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a Home Occupation in the RR, S-3, R-4, MHS, UR, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed Structure and pose no noise or safety concerns.
 2. *Restaurants.* Restaurants and food service establishments, with the exception of Catering uses, are not allowed as Home Occupations.
 3. *Employee Dispatch Centers.* Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as Home Occupations.
 4. *Animal Care or Boarding.* Animal care or boarding facilities (including Animal Hospitals, Kennels, Stables, and all other types of Animal boarding and care facilities) are not allowed as Home Occupations in the S-3, R-4, MHS, UR, and MHP Zoning Districts.
 5. *Medical Offices or Clinics.* Medical Offices and medical clinics are not allowed as Home Occupations in the R-4, MHS, UR, and MHP Zoning Districts. This includes doctors' Offices, dentists' Offices, psychologists' Offices, Hospitals, and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis. Limited Prosthetic Manufacturing as defined in Chapter 12, *Definitions*, of this Ordinance shall be allowed.
 6. *Funeral Homes.* Funeral Services, including Funeral Homes, are not allowed as Home Occupations.
 7. *Barber Shops, Beauty Shops, and Nail Salons.* Hair, Nail, and Skin Care Services, including barber shops, beauty shops, nail salons, and similar personal services, with more than one chair, are not allowed as Home Occupations.
 8. *Dancing Schools.* Dancing schools are not allowed as Home Occupations.
 9. *Short-Term Rental Properties (STRP).* STRPs are not allowed as Home Occupations.
 10. *Special Trade Contractors (Offices/Storage).* Special Trade Contractors (Offices/Storage) are prohibited as Home Occupations.
 11. *Firearm Sales and Repair.* Firearm Sales and Repair are prohibited as Home Occupations.
- E. **Employees.** A maximum of two full-time or two part-time employees, who are not full-time residents of the home where the Home Occupation is located, are allowed. The Home Occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the Home Occupation, who does not live at the site, but who visits the site as a part of the Home Occupation.



- F. **Resident Operator.** The operator of a Home Occupation shall be a full-time resident of the Dwelling Unit.
- G. **Customers.** Customers may visit the site of a Home Occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.
- H. **Floor Area.** No more than 25 percent of the total Floor Area of the Dwelling Unit may be used to house a Home Occupation. Up to 1,000 square feet of a legally permitted Accessory Structure, such as a Garage, may be used for a Home Occupation.
- I. **Outdoor Activities.** All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.
- J. **Exterior Appearance.** There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

- K. **Operational Impacts.** No Home Occupation or equipment used in conjunction with a Home Occupation may cause odor, Vibration, noise, electrical interference, or fluctuation in voltage that is perceptible beyond the Lot Line of the Lot upon which the Home Occupation is conducted. No hazardous substances may be used or stored in conjunction with a Home Occupation.
- L. **Vehicles.** Not more than one pick-up truck, car, sports utility vehicle, or van used in conjunction with a Home Occupation may be parked at the site of the Home Occupation in any RR, S-3, R-4, MHS, UR, or MHP Zoning District. The Heavy Commercial Vehicle requirements of Section 6.5.15, *Storage and Parking of Heavy Commercial Vehicles in Residential Zoning Districts*, shall apply to Home Occupations.
- M. **Deliveries.** Deliveries and pick-ups of supplies or products associated with Home Occupations are only allowed between the hours of 8:00 a.m. and 8:00 p.m.
- N. **Sales.** No article, product, or service may be sold in connection with a Home Occupation, other than those produced on the premises or comprise 25 percent or less of the gross receipts, provided that online sales are allowed if there are no in-person or walk-in purchases.

Exhibit 6



CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

A

Animal and Insect Production The raising of Animals or insects on pasture land, controlled environments or selected environments, or production of Animal or insect products on an agricultural or commercial basis. Animal and Insect Production shall include those Accessory Uses and activities customarily associated with this type of operation, as determined by the Zoning and Planning Director. Animal and Insect Production shall not include Concentrated Animal Feeding Operations, Slaughterhouses, or Butcheries.

Exhibit 7



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.1 Aquaculture, Mariculture, Animal and Insect Production, Horticultural Production, Hemp Production and Processing, and Agricultural Processing Uses

- A. Aquaculture, Mariculture, Animal and Insect Production, Horticultural Production, Hemp Production and Processing, and Agricultural Processing uses shall be subject to the following standards.
1. Such uses must be located on a Lot with a minimum area of five highland acres. On Lots with an area of less than five highland acres, such uses are allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance.
 2. If the subject Lot is less than five acres in size, a 25-foot vegetated buffer is required to adjoining Parcels. In lieu of a planted 25-foot vegetated buffer, a 75-foot Setback to the operation, from the side and rear property boundaries shall be provided.
 3. If the subject Lot is five acres or large in size, a 50-foot vegetated buffer is required to adjoining Parcels. In lieu of a 50-foot vegetated buffer, a 150-foot Setback to the operation, from the side and rear property boundaries shall be provided.
 4. Mariculture uses shall comply with the Commercial Dock requirements of this Ordinance in addition to the requirements of this Section.
 5. Onsite sales are permitted as an Accessory Use, subject to the provisions of this Ordinance.
- B. **Hemp Production and Processing.**
1. Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with any Site Plan Review Application.
 2. Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with any Site Plan Review Application.

Exhibit 8



4045 Bridge View Drive
 North Charleston, SC 29405
 Phone: (843) 202-7200
 Fax: (843)202-7222

Permit

Permit #. **ZONE-01-25-21533**

Permit Type: **Zoning Permit**
 Work Class: **Bldg. - Single Family Reside**
 Permit Status: **ACTIVE**

Issue Date: **02/10/2025**

Expires:

Project Address

Parcel Number

District

**1305 FIFTEEN MILE LANDING RD
 AWENDAW, SC 29429**

6290000173
 Flood Zone: **X - Shaded -**

Awendaw Consolidated
 Tax District #: **T.D. 1-3**

Applicant Information

Address

Phone

Cell

GEORGE IHRIE

**1055 Belo Rd
 Lexington, SC 29072**

(803) 250-1033

(803) 250-1033

Contractor(s)

Address

Phone

Contractor Type

Invoice #	Paytype	Total Fees	Amount Paid	Amount Due
01214851	Credit Card	\$25.00	\$25.00	\$0.00

Proposed Construction / Details

ZONING APPROVAL TO CONSTRUCT ACCESSORY STRUCTURE (SHED 40 x 48) ON PARCEL WITH SINGLE FAMILY RESIDENCE NOT BE USED FOR A DWELLING OR COMMERCIAL ACTIVITY BUILDING SERVICES PERMIT REQUIRED

Valuation: \$68,142.20

Total Sq Ft: 1,920.00

THIS WORK WILL BE DONE BY ME, THE OWNER, BY MEMBERS OF MY IMMEDIATE FAMILY OR BY A FULL TIME REGULAR EMPLOYEE NOT HIRED FOR THIS PARTICULAR JOB. WORK DONE BY OTHER THAN ABOVE IS A VIOLATION OF THE LAW AND WOULD VOID THIS PERMIT AND COULD RESULT IN PROSECUTION.

IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE ORDINANCES OF THE COUNTY OF CHARLESTON; AND THAT ANY ALTERATION OR CHANGE FROM THIS APPLICATION WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY PERMIT. THIS PERMIT IS EXPRESSLY CONDITIONED UPON THE ACCURACY OF THE INFORMATION SUBMITTED BY THE APPLICANT. PERMIT WORK WILL BE VOIDED IF WORK IS NOT STARTED WITHIN SIX (6) MONTHS OR IF WORK IS STOPPED FOR A PERIOD OF SIX (6) MONTHS.

DATE: 02/10/2025

Clark Ihrie
 January, 22 2025

Clark Ihrie

SIGNATURE OF OWNER, CONTRACTOR, AGENT

Joel H. Evans

APPROVED BY: PLANNING OFFICIAL



4045 Bridge View Drive
 North Charleston, SC 29405
 Phone: (843) 202-7200
 Fax: (843)202-7222

Permit

Permit #. **ZONE-02-25-21825**

Permit Type: **Zoning Permit**
 Work Class: **Site Constr - General**
 Permit Status: **ACTIVE**

Issue Date: **02/21/2025**

Expires:

ZONING PERMIT APPLICATION: ZSPR-01-25-01117

Project Address

Parcel Number

District

**1305 FIFTEEN MILE LANDING RD
 AWENDAW, SC 29429**

6290000173

Awendaw Consolidated

Flood Zone: **X - 0**

Tax District #:

Applicant Information

Address

Phone

Cell

Jodi Renner

**1305 Fifteen Mile Landing Rd
 Awendaw, SC 29429**

(678) 622-0602

Contractor(s)

Address

Phone

Contractor Type

Invoice #

Paytype

Total Fees

Amount Paid

Amount Due

01215962

Credit Card

\$25.00

\$25.00

\$25.00

\$0.00

Proposed Construction / Details

ZONING APPROVAL FOR CLEARING AND GRUBBING TO CREATE PASTURES FOR PERSONAL HORSE USE AND RECONFIGURATION OF DRIVEWAY. REFER TO ZSPR-01-25-01117. TREE PROTECTION APPROVED BY K FOSTER. SEPARATE PERMITS ARE REQUIRED FOR STRUCTURES.

Valuation: **\$0.00**

Total Sq Ft: **0.00**

THIS WORK WILL BE DONE BY ME, THE OWNER, BY MEMBERS OF MY IMMEDIATE FAMILY OR BY A FULL TIME REGULAR EMPLOYEE NOT HIRED FOR THIS PARTICULAR JOB. WORK DONE BY OTHER THAN ABOVE IS A VIOLATION OF THE LAW AND WOULD VOID THIS PERMIT AND COULD RESULT IN PROSECUTION.

IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE ORDINANCES OF THE COUNTY OF CHARLESTON; AND THAT ANY ALTERATION OR CHANGE FROM THIS APPLICATION WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY PERMIT. THIS PERMIT IS EXPRESSLY CONDITIONED UPON THE ACCURACY OF THE INFORMATION SUBMITTED BY THE APPLICANT. PERMIT WORK WILL BE VOIDED IF WORK IS NOT STARTED WITHIN SIX (6) MONTHS OR IF WORK IS STOPPED FOR A PERIOD OF SIX (6) MONTHS.

DATE: 02/21/2025

SIGNATURE OF OWNER, CONTRACTOR, AGENT

Jael H. Evans

APPROVED BY: PLANNING OFFICIAL



4045 Bridge View Drive
 North Charleston, SC 29405
 Phone: (843) 202-7200
 Fax: (843)202-7222

Permit

Permit #: **ZONE-09-25-23665**

Permit Type: **Zoning Permit**

Work Class: **Electric**

Permit Status: **ACTIVE**

Issue Date: **10/20/2025**

Expires:

Project Address

Parcel Number

District

**1305 FIFTEEN MILE LANDING RD
 AWENDAW, SC 29429**

6290000173
 Flood Zone: X -

Awendaw Consolidated
 Tax District #: T.D. 1-3

Applicant Information

Address

Phone

Cell

JORDAN WRENN

**718 E 3RD NORTH ST
 SUMMERVILLE, SC 29485**

(843) 460-7867

(843) 460-7867

Contractor(s)

Address

Phone

Contractor Type

Invoice #

Paytype

Total Fees

Amount Paid

Amount Due

01231832

\$25.00

\$0.00

\$25.00

Proposed Construction / Details

ZONING APPROVAL FOR 200 AMPS METER AND PANEL FOR EXISTING BARN SCOPE OF WORK
 INSTALL EXTERIOR LIGHTING AND OUTLETS FORCED AIR HEATERS DEHUMIDIFIERS 20 AMP POND
 AERATOR 20 AMP HEATED INCUBATOR FOR CHICKENS AND EGGS 20 AMP HORSE LIGHT THERAPY
 20 AMP EACH LOUVER FANS OVER WINDOWS BUILDING SERVICES PERMIT REQUIRED

Valuation: **\$9,000.00**

Total Sq Ft: **2,000.00**

THIS WORK WILL BE DONE BY ME, THE OWNER, BY MEMBERS OF MY IMMEDIATE FAMILY OR BY A FULL TIME REGULAR EMPLOYEE NOT HIRED FOR THIS PARTICULAR JOB. WORK DONE BY OTHER THAN ABOVE IS A VIOLATION OF THE LAW AND WOULD VOID THIS PERMIT AND COULD RESULT IN PROSECUTION.

IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE ORDINANCES OF THE COUNTY OF CHARLESTON; AND THAT ANY ALTERATION OR CHANGE FROM THIS APPLICATION WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY PERMIT. THIS PERMIT IS EXPRESSLY CONDITIONED UPON THE ACCURACY OF THE INFORMATION SUBMITTED BY THE APPLICANT. PERMIT WORK WILL BE VOIDED IF WORK IS NOT STARTED WITHIN SIX (6) MONTHS OR IF WORK IS STOPPED FOR A PERIOD OF SIX (6) MONTHS.

DATE: 10/20/2025

SIGNATURE OF OWNER, CONTRACTOR, AGENT

Jael H. Evans

APPROVED BY: PLANNING OFFICIAL

Exhibit 9



MARSH & MANE

— RETREAT —

[About](#) [Contact](#)



Who we are

We're a family-based small coastal farm nestled by the marsh's edge. Our farm is more than just a place—it's a sanctuary where the beauty of nature and the joy of animals come together.

We are passionate about sharing our love for animals with others and creating meaningful experiences in a peaceful setting. Whether you're looking to bond with horses through our horsemanship lessons, enjoy quality time exploring life on the farm, or capture special moments with a photoshoot, we're here to welcome you.

For those seeking a unique getaway, we also offer paddock and bed rentals, allowing you to immerse yourself in the tranquil charm of farm life. At Marsh & Mane Retreat, we believe in fostering connections—with animals, nature, and each other—making every visit unforgettable.

[Learn more](#)



Explore what we offer

PHOTOS

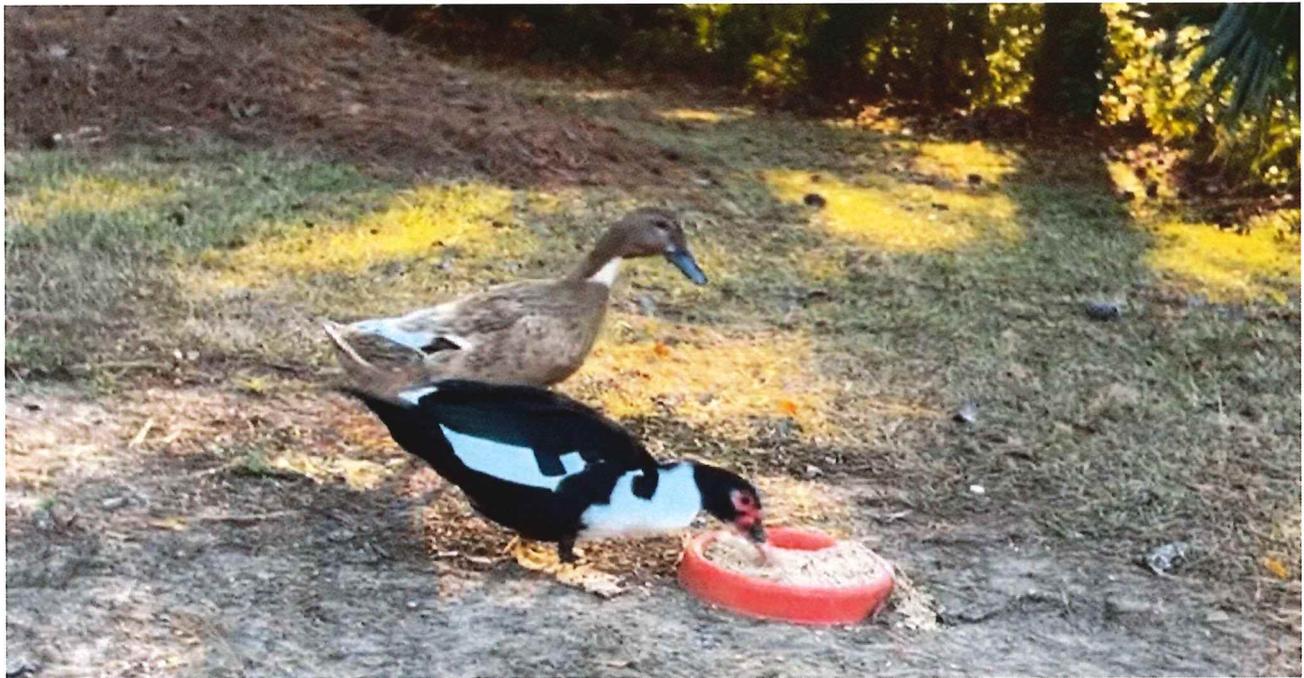
COMING

SOON

SUUN

Short Term Rental Space

Currently under renovation.



Fresh Produce

Enjoy the rich flavor of farm-fresh duck and chicken eggs! Our happy hens and ducks roam freely, producing delicious and nutritious eggs.



Photo Shoot Locations

Capture the beauty of rural life at Mane & Marsh. Our picturesque farm offers a variety of stunning backdrops for your next photoshoot. From our gleamingly reflective Pond to the pastures and marsh dock, our property provides an authentic Lowcountry setting for portraits, engagements, family photos, and more. Let the natural beauty of our farm create timeless and unforgettable images.

Contact Us

Have questions? Fill out some info and we will be in touch shortly.

Name

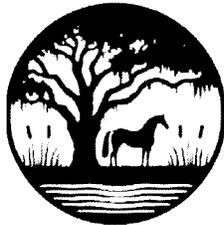
First Name (required)

Last Name (required)

Email (required)

Message (required)

Send



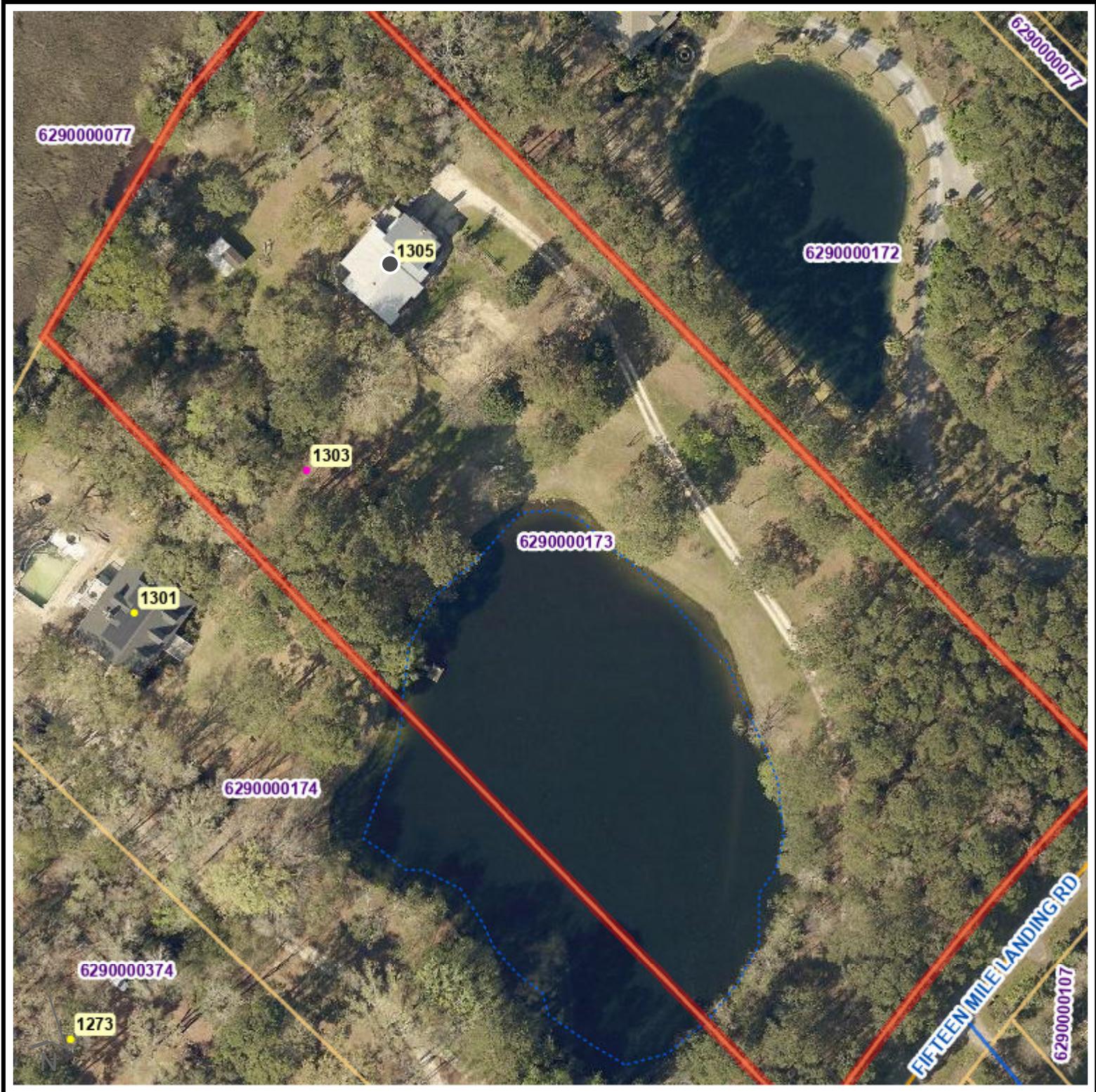
MARSH & MANE
— RETREAT —

Location

1305 Fifteen Mile Landing Road

Awendaw, SC 29429

Exhibit 10



2023 Aerial Imagery

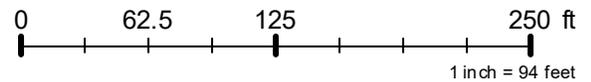
PID: 6290000173

OWNER1: RENNER JODI

PLAT BOOK PAGE: BC-130

DEED BOOK PAGE: 1281-282

Jurisdiction: COUNTY OF CHARLESTON



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.

Author: Charleston County SC
Date: 2/12/2026



2025 Aerial Imagery

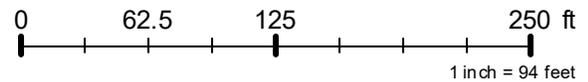
PID: 6290000173

OWNER1: RENNER JODI

PLAT BOOK PAGE: BC-130

DEED BOOK PAGE: 1281-282

Jurisdiction: COUNTY OF CHARLESTON



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.

Author: Charleston County SC
Date: 2/12/2026

Exhibit 11

Exhibit 12



CHAPTER 11 | VIOLATIONS, PENALTIES AND ENFORCEMENT

ARTICLE 11.4 REMEDIES AND ENFORCEMENT POWERS

On behalf of the County, the Planning Director may take any one or more of the following actions as a remedy for any violation of this Ordinance:

- A. Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits;
- B. Issuing stop orders against any work undertaken by an entity not having a proper approval or permit required by this Ordinance;
- C. Issuing stop orders against any actions in violation of this Ordinance;
- D. Bringing an action for an injunction (or, in appropriate cases, for mandamus) to prevent the violation and/or to prevent the occupancy or use of any site or structure involved in the violation;
- E. Bringing an action for injunction or mandamus to abate a violation; or
- F. Issuing the violator a Uniform Ordinance Summons for each separate violation(s).
- G. Deferral or postponement of zoning applications scheduled for public meetings or hearings in accordance with Article 11.9.

A violation of this Ordinance is considered a misdemeanor.

Exhibit 13



Zoning & Planning

JOEL EVANS, AICP, PLA
Director

843.202.7200
1.800.524.7832
Fax: 843.202.7218
jevans@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite A103
North Charleston, SC 29405-7464

January 13, 2026

Jodi Renner
1305 Fifteen Mile Landing Road
Awendaw, SC 29429

Re: Home Occupation Zoning Permit Application Number Zone-12-25-24427

Ms. Renner:

We received the above-referenced zoning permit application for a Home Occupation for property located at 1305 Fifteen Mile Landing Road, Parcel Identification Number 629-00-00-173, which is in the Rural Residential (RR) Zoning District. The application has been denied as it does not comply with the sections of the Charleston County Zoning and Land Development Regulations Ordinance (“ZLDR”) listed below:

- Sec. 6.5.11, Home Occupations, Sub-Sec. 6.5.11(I) – Outdoor Activities: All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.

Per the letter of intent provided to the County, “Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties.”

The ZLDR requires all activities associated with Home Occupations be conducted in completely enclosed structures. From the letter it appears that the chickens will be outside of enclosed structures at times. This would be a violation of the ZLDR.

- Sec. 6.5.11, Home Occupations, Sub-Sec. 6.5.11(J) – Exterior Appearance: There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Per the letter of intent provided to the County, “Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties.”

The ZLDR states that there shall be no visible evidence of the conduct of a Home Occupation when viewed from the street or an adjacent lot. From the letter it appears that the chickens may be visible from the street and/or an adjacent lot which would be a violation of the ZLDR.

Additionally, during our research for this zoning permit application, it appears that a Grand Tree was removed from the property without a zoning permit. Pursuant to ZLDR Sec. 9.2.5.B, Grand Trees and Protected Trees that do not meet the criteria of ZLDR Sec. 9.2.5.A “may be removed

only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.”

During our research, an online advertisement for horsemanship lessons, exploring life on the farm, photoshoots, and paddock and bed rentals was also discovered. Zoning permits for these uses have not been issued. Pursuant to ZLDR Sec. 3.8.1.D, a zoning permit is required prior to a “Change in the use classification of any part of a Structure or Lot, including any increase in the number of Families or Dwelling Units occupying a Building or Lot.”

Pursuant to ZLDR Sec. 11.1.1.C, “The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law.”

Pursuant to ZLDR Sec. 11.4.A, the Zoning and Planning Director may take the following action as a remedy for any violation of the ZLDR: “Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits.” Therefore, the application is also denied due to the above-identified ZLDR violations existing on the property.

As noted in several previous communications, some of the uses proposed in the letter of intent provided to the County may be allowed on the property if all requirements of the ZLDR for the zoning district in which the property is located are met. However, the request must go through the Site Plan Review process pursuant to ZLDR Sec. 3.7. Additionally, all violations of the ZLDR must be rectified prior to issuance of any permits or approvals.

Please contact me at (843) 202-7219 or amwhite@charlestoncounty.org to schedule a Site Plan Review pre-application meeting and to discuss how to bring the property into compliance with the ZLDR.

Sincerely,



Andrea N. Melocik-White
Interim Director, Charleston County Zoning and Planning Department

cc: Charleston County Attorney’s Office
Jennifer Werking, AICP, Planner III
File

Application for Appeal of Administrative Decision

County of Charleston Board of Zoning Appeals

Public Services Building
Zoning/Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
Phone 843-202-7200
Fax 843-202-7222
www.charlestoncounty.org



This application must be complete and submitted in person to the Zoning/Planning Department or to bza@charlestoncounty.org, in order to appeal a zoning related decision of the Zoning Administrator. Additional pages may be attached. **A decision of the Zoning Administrator shall be reversed if it is found to be in error, per Section 3.13.8 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).** Check made out to "Charleston County", cash, or credit card accepted. The filing fee is \$250. **SCAM ALERT:** Charleston County is seeing a rise in Business Email Compromise (BEC) scams. Emails may look like variations of the email address: (Example) planning.charlestoncounty.gov@usa.com (NOT a valid County address). **DO NOT** trust payment or banking requests from suspicious emails. Charleston County Government does NOT request wire payments. **VERIFY** email senders are real County emails that end in @charlestoncounty.org. **REPORT** anything suspicious to Charleston County at planning@charlestoncounty.org right away.

Appellant Name: Jodi Renner
Mailing Address: [REDACTED]
City, State, ZIP Code: [REDACTED] Daytime Phone#: [REDACTED]
Email: [REDACTED]
Subject Property Address: 1305 Fifteen Mile Landing Rd.

1. Decision which is being appealed:

Denial of the Home Occupation zoning permit based on findings under §6.5.11(I) (Outdoor Activities) and §6.5.11(J) (Exterior Appearance), as set forth in the Zoning Administrator's written denial. (See attached email communications as Exhibit A) Amendment: Denial based on new Site Plan Review requirement and alleged zoning violations, as set forth in the formal denial letter issued January 13, 2026, after the initial appeal filing. (See Exhibits A.2 and A.3.)

2. Reason(s) appellant believed the decision to be in error:

The statement regarding shelters, fencing, and yard access was included to demonstrate compliance with the rural-residential appearance requirement and is now being treated as evidence of noncompliance. No outdoor Home Occupation activity, outdoor storage, or exterior alteration is identified. (See expanded explanation attached as Exhibit B) See Amendment to expanded explanation attached as Exhibit B.2

3. Appellant contends that the correct interpretation of the *Charleston County Zoning and Land Development Regulations Ordinance* as applied to the property is:

Section 6.5.11(I) and (J) apply to activities and visible evidence associated with the conduct of a Home Occupation. The Home Occupation proposed consists of controlled, appointment-only sale and transfer of eggs and poultry. All other aspects of the application comply with the requirements of Section 6.5.11 for Home Occupations. Amendment: Home Occupation Application does not require Site Plan Review and unproven allegations cannot support permit denial.

4. Appellant requests the following relief:

Reverse the denial and approve the Home Occupation.

Jodi Renner Jodi Renner
Appellant Signature

1/8/2026 1/16/2026
Date

FOR OFFICE USE ONLY:

Application #: BZA-01-26-00934
Date Filed: 1/22/26
TMS #: 629-00-00-173
Zoning District: RR
Fee Paid (\$250): \$250 cc
Zoning Officer: jru

Exhibit A



Renner Family Holdings <rennerfamilyholdings@gmail.com>

RE: Urgent Clarification Needed - Home Occupation Application Status

Andrea Melocik-White <AMWhite@charlestoncounty.org>
To: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Cc: "Walter L. Smalls" <WSmalls@charlestoncounty.org>

Thu, Dec 18, 2025 at 12:10 PM

Hi Ms. Renner,

Please see our responses in red text in the email below.

Kind regards,

Andrea

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>
Sent: Tuesday, December 16, 2025 7:33 PM
To: Andrea Melocik-White <AMWhite@charlestoncounty.org>
Cc: Walter L. Smalls <WSmalls@charlestoncounty.org>
Subject: Re: Urgent Clarification Needed - Home Occupation Application Status

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good evening Andrea,

I wanted to follow up after Friday's email because I am having difficulty reconciling the ZLDR provisions cited with the Home Occupation application I submitted, and I want to be sure we are all working from the same understanding of the proposal.

For clarity, the Letter of Intent language submitted with my application was as follows:

Home occupation involving the sale of eggs and live poultry naturally produced and raised on the property under rural-residential allowances. Orders are primarily pre-arranged through online or direct communication, with products provided through pre-scheduled onsite pickup (by appointment only, 8:00 a.m.–8:00 p.m., max one customer per hour) or off-site through delivery, community markets, or local retail partners. There is no onsite retail storefront, walk-in traffic, or commercial signage. Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties. These low-impact activities maintain the residential character of the site while reducing waste, responsibly managing flock numbers, and delivering fresh local products that benefit the surrounding community.

This description does not propose outdoor commercial activity, outdoor storage, signage, parking lots, exterior alterations, or any visible change to the residential character of the property. It expressly limits traffic, confirms appointment-only pickup, and preserves residential use consistent with rural-residential allowances.

With that in mind, I am requesting clarification applying the cited ZLDR provisions to the actual language above, specifically:

1.

§6.5.11(I) – Outdoor Activities:

Identification of the specific activity or storage area staff believes is proposed to occur outdoors based on the submitted intent.

Per the applicant's letter of intent, "Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties." The requirement is that all activities associated with Home Occupations be conducted in completely enclosed structures. The chickens will be outside of enclosed structures at times.

2.

§6.5.11(J) – Exterior Appearance:

Identification of the specific exterior condition or visible evidence staff believes would result from the proposed use, including how the intent as written would alter the residential appearance or function of the property.

Per the applicant's letter of intent, "Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties." The requirement is that there shall be no visible evidence of the conduct of a Home Occupation when viewed from the street or an adjacent lot. The chickens may be visible from the street and/or an adjacent lot.

General citation to code sections or illustrative examples does not provide enough information to understand how the present application is considered noncompliant or to evaluate next steps.

If staff believes any portion of the submitted intent does not align with the applicable Home Occupation standards or is too ambiguous, please identify the specific language at issue and, where appropriate, indicate whether there are ordinance-based remedies or clarifications that would bring the application into compliance.

Staff is happy to discuss the Site Plan Review process for the proposed uses that are allowed in the zoning district in which the property is located. Please contact us at 843-202-7208 to schedule a Site Plan Review pre-application meeting.

Additionally, Friday's email stated: "Please note that during our research, some potential zoning violations on the property were discovered." If staff believes any zoning violations exist, please identify the specific condition(s) and applicable ZLDR provision(s) so they may be evaluated through the appropriate process.

Advertisement for horsemanship lessons, exploring life on the farm, photoshoots, and paddock and bed rentals was discovered online. We need further information on each of these uses. However, at a minimum, a Zoning Permit is required prior to the following activities:

ZLDR Sec. 3.8.1.D: Change in the use classification of any part of a Structure or Lot, including any increase in the number of Families or Dwelling Units occupying a Building or Lot.

ZLDR Sec. 3.8.1.G: Prior to obtaining a business license.

Additionally, based on aerial photography and the recent application for a clearing and grubbing permit, it appears that a 26" DBH Live Oak Tree (Grand Tree) may have been removed without permits between 2023 and 2025. The following sections of the ZLDR apply:

ZLDR Sec. 9.2.2.A.1: Removal of Grand and Protected Trees is prohibited prior to the issuance of a Zoning Permit, which may be issued after a Tree plan is approved by the Zoning and Planning Director, pursuant to Sec. 9.2.3, Tree Plans and Surveys.

ZLDR Sec. 9.2.5:

- A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:*
- 1. Trees are not required to be retained by the provisions of this Article.*
 - 2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;*
 - 3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or*
 - 4. Removal of Required Trees has been approved by the Board of Zoning Appeals.*
- B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.*

ZLDR Sec. 11.6.1:

B. Grand Trees

- 1. Where Grand Trees have been removed in violation of this Ordinance or where removal is necessitated at any time due to acts of negligence, trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The replacement schedule shall establish the number, species, caliper, and location of replacement trees, and at a minimum shall require:

 - a. That the combined caliper of replacement trees is equal to or greater than three times the diameter at breast height of the Grand Tree removed; and*
 - b. Individual replacements of trees are of the largest transplantable caliper available or equal to the loss of DBH inches.**
- 2. Where Grand Tree removal is necessitated by emergencies as defined in CHAPTER 9 of this Ordinance, or death and disease of trees due to natural causes, as determined by the Planning Director, replacement will not be required.*

ZLDR Sec. 9.2.6: Tree Replacement (note that sub-sections B, C and E may not apply)

- A. Tree replacement shall be required accompanying Development on all non-exempt properties in the manner described below:*
- 1. When replacement Canopy Trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch Caliper, except where caliper is otherwise identified.*
 - 2. The Zoning and Planning Director or Board of Zoning Appeals is empowered to require Trees of larger Caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.*
- B. When Trees of eight inches DBH or greater have been removed in violation of this Ordinance, replacement Trees shall be planted in the same general area according to a replacement schedule approved by the Zoning and Planning Director.*
- C. Where sites were cleared of Trees prior to the adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement Trees shall be planted, the combined Caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, Caliper, and placement shall be approved by the Zoning and Planning Director.*
- D. The Tree Fund is established to receive monies exacted from tree removal violation fines or other Tree removal mitigation, to include, but not limited to, removal, damage, destruction, or as defined in Sec. 9.2.1.C of this Chapter, and as a form of mitigation when planting of the Required Trees is determined to be detrimental to the overall health of existing Trees or impractical for the intended site design. The Zoning and Planning Director shall impose a Tree Mitigation fee of \$250 per inch required to meet the total mitigation inches amount. In cases of*

unpermitted Grand Tree removal in violation of this Ordinance, the inches required to be mitigated shall be equal to or greater than three times the diameter of the Grand Tree removed. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

E. When Trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the Subject Property are responsible for the mitigation of the removed Trees as outlined and agreed or subject to Sec. 9.2.6.D of this Chapter.

Should the potential violations be confirmed, Zoning Permits cannot be issued prior to the violations being rectified pursuant to ZLDR Sec. 11.1.1.C, which states, "The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law."

The next step in the process to bring the property into compliance is the schedule a meeting with staff. We are happy to meet with you in person, virtually, or via telephone call. Please contact Joyce McGrew at 843-202-7279 to schedule the meeting.

Thank you for your time and attention. I look forward to your clarification so we can proceed without further delay.

Best regards,

Jodi Renner

On Dec 12, 2025, at 4:28 PM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

Hi Ms. Renner,

Please see the responses to your questions in red text in the email below. Again, staff is happy to discuss the Site Plan Review process for the proposed uses that are allowed in the zoning district in which the property is located. Please contact us at 843-202-7208 to schedule a Site Plan Review pre-application meeting.

Please note that during our research, some potential zoning violations on the property were discovered. Please contact me at 843-202-7200 to discuss.

Kind regards,

Andrea

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good afternoon Andrea,

I am following up as I have not yet received a response, and the application remains marked "void."

Since submitting my application, I have reviewed recently approved Home Occupation permits issued by the County. That review reflects numerous approvals this year—many processed same day—including for photographers, builders, bakers, florist and similar businesses whose publicly available websites indicate business activity conducted from the residence including customers onsite.

In light of this consistent administrative practice, I again request:

1. Written identification of the specific Home Occupation standard(s) staff believes are not met by my application; and

1. ZLDR Sec. 6.5.11. I: **Outdoor Activities**. All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.
2. ZLDR Sec. 6.5.11.J: **Exterior Appearance**. There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

2. The ZLDR citation(s) supporting that determination. **See response above.**

If the application is believed to be out of compliance, identifying the specific standard(s) and supporting citation should be a straightforward response.

To allow me to evaluate any next steps and preserve appeal rights, I request that written findings identifying any deficiency under §6.4, or approval of the Home Occupation application as submitted, be provided by the end of business today.

Absent written findings or a decision, I will proceed with an administrative appeal based on lack of action.

Thank you,

Jodi Renner

> On Dec 11, 2025, at 4:54 PM, Renner Family Holdings <rennerfamilyholdings@gmail.com> wrote:

>

> Good afternoon Andrea,

>

> Thank you for your email. This response does not address the written items I repeatedly requested, which were:

>

> 1. identification of the specific Home Occupation standard(s) staff believes are not met; and

> 2. the ZLDR citation(s) supporting that conclusion.

>

> Additionally in my email this morning, I sought clarification of why the application was voided and reassigned without notice or written findings.

>

> Before I can evaluate any next steps, I will need the P&Z Dept to provide these three items in writing or approve the straightforward Home Occupation application as submitted under §6.4.

>

> Please note that failure to provide the requested written information or a decision on the application will be treated as a lack of action for procedural purposes.

>

> Thank you,

>

> Jodi Renner

>

>

>> On Dec 11, 2025, at 4:09 PM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

>>

>> Good afternoon,

>>

>> I have spoken with our staff and would like to schedule a time to meet either in person or virtually. Please provide your availability and if you prefer to meet in person or virtually.

>>

>> Kind regards,

>>

>> Andrea

>>

>> -----Original Message-----

>> From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

>> Sent: Thursday, December 11, 2025 11:22 AM

>> To: Andrea Melocik-White <AMWhite@charlestoncounty.org>

>> Cc: Joel Evans <JEvans@charlestoncounty.org>; SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>; Sharon Lynn <SLynn@charlestoncounty.org>

>> Subject: Re: Urgent Clarification Needed – Home Occupation Application Status

>>

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>>

>> Thank you, Andrea.

>>

>> Jodi Renner

>> Sent from my iPhone

>>

>>>> On Dec 11, 2025, at 11:09 AM, Andrea Melocik-White <AMWhite@charlestoncounty.org> wrote:

>>>

>>> Good morning,

>>>

>>> I will check into this and get back with you.

>>>

>>> Kind regards,

>>>

>>> Andrea

>>>

>>> -----Original Message-----

>>> From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

>>> Sent: Thursday, December 11, 2025 9:54 AM

>>> To: Joel Evans <JEvans@charlestoncounty.org>

>>> Cc: Andrea Melocik-White <AMWhite@charlestoncounty.org>; SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>; Sharon Lynn <SLynn@charlestoncounty.org>

>>> Subject: Urgent Clarification Needed – Home Occupation Application Status

>>>

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>>>

>>> Director Evans,

>>>

>>> I am requesting your assistance regarding my Home Occupation application for ZONE-12-25-24427. Regrettably, I am having to elevate this to your attention, as I have been unable to obtain a clear or procedurally correct response from staff despite multiple attempts. I have thoroughly reviewed the ZLDR Home Occupation standards and have made every effort to ensure full compliance.

>>>

>>> Despite this, staff did not identify any specific standard my application allegedly failed to meet. Instead, I was repeatedly directed toward Site Planning and asked to schedule meetings—none of which are part of the Home Occupation review process under the ZLDR. I specifically requested written clarification of any noncompliance and the corresponding ZLDR citations, and no written findings were ever provided.

>>>

>>> This morning after receiving yet another email without response to my request, I discovered—only by checking the online portal—that my application had been marked “void – required site plan review.” I received no notice of this action, and no written findings were issued to justify voiding or redirecting the application. While I am making every effort to ensure the application complies with the Home Occupation standards to maintain the residential character of my property, I am instead being pushed toward a commercial review track, which is neither consistent with the ZLDR nor appropriate for a permitted residential use.

>>>

>>> To move forward correctly, I respectfully request:

- >>> 1. Written identification of the specific Home Occupation standard(s) staff believe are not met;
- >>> 2. The ZLDR citation(s) supporting that conclusion; and
- >>> 3. Clarification of why the application was voided and reassigned without notice or written findings.

>>>

>>> If the status change was made in error or prematurely, I request that the application be reinstated immediately so it may proceed under the correct review process.

>>>

>>> Thank you for your time and assistance.

>>>

>>> Jodi Renner

>>> Sent from my iPhone



Renner Family Holdings <rennerfamilyholdings@gmail.com>

Application for Appeal of Administrative Decision - 1305 Fifteen Mile Landing Rd., Awendaw

5 messages

Renner Family Holdings <rennerfamilyholdings@gmail.com>

Thu, Jan 8, 2026 at 1:06 PM

To: BZA <BZA@charlestoncounty.org>

Bcc: Mickey Renner <rennermickey2@gmail.com>

Please find attached the Application for Appeal of Administrative Decision and the exhibits referenced therein. I will remit the filing fee via the portal once notification is received to do so.

With best regards,

3 attachments

 **Application for Appeal of Administrative Decision.pdf**
188K

 **Exhibit B - Section 2.pdf**
50K

 **Exhibit A - Denial Communications.pdf**
611K

BZA <BZA@charlestoncounty.org>

Fri, Jan 9, 2026 at 1:55 PM

To: Renner Family Holdings <rennerfamilyholdings@gmail.com>

Ms. Renner,

As discussed on the phone, I have received your appeal application. Before I can process your appeal and send an invoice for the **\$250 appeal fee**, you will need to pay the **\$50 fee for the Home Occupation permit (ZONE-12-25-24427)**.

To pay this fee online:

- Copy and paste this link into your browser:
https://eplweb.charlestoncounty.gov/energov_prod/selfservice#/payinvoice
- Enter the invoice number: **01236366**

Please let me know if you have any questions.

Thank you,

Jenny J. Werking, AICP

Planner III

Charleston County Zoning & Planning Department

4045 Bridge View Drive

N. Charleston, SC 29405

843-202-7213 wk phone

jwerking@charlestoncounty.org

Charleston County Mission

*We will promote and protect the quality of life in Charleston County
by delivering services of value to the community.*

From: Renner Family Holdings <rennerfamilyholdings@gmail.com>

Sent: Thursday, January 08, 2026 1:06 PM

To: BZA <BZA@charlestoncounty.org>

Subject: Application for Appeal of Administrative Decision - [1305 Fifteen Mile Landing Rd., Awendaw](#)

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[Quoted text hidden]

Renner Family Holdings <rennerfamilyholdings@gmail.com>

Fri, Jan 9, 2026 at 1:59 PM

To: BZA <BZA@charlestoncounty.org>

Ms. Werking.

Thank you for the phone to let me know the invoice was not sent previously. It has now been paid.

Jodi Renner

Sent from my iPhone

On Jan 9, 2026, at 1:55 PM, BZA <BZA@charlestoncounty.org> wrote:

[Quoted text hidden]

BZA <BZA@charlestoncounty.org>

Fri, Jan 9, 2026 at 3:15 PM

To: Renner Family Holdings <rennerfamilyholdings@gmail.com>

Thank you. I'll be in touch later next week.

[Quoted text hidden]

BZA <BZA@charlestoncounty.org>

Tue, Jan 13, 2026 at 10:40 AM

To: Renner Family Holdings <rennerfamilyholdings@gmail.com>

Good morning Ms. Renner,

Please see the attached letter denying your Home Occupation Zoning Permit (ZONE-12-25-24427).

Could you please update your appeal documents to include this letter and use **January 13, 2026** as the official decision date. Once updated, email the revised form and documents to me. I will process them today or tomorrow and then send you an invoice for the \$250 appeal fee.

If you submit the updated documents by the end of this week, I will schedule your case for the next available BZA meeting, which is **March 2, 2026 at 5:00 p.m.**

Thank you,

Jenny J. Werking, AICP

[Quoted text hidden]

 **Zone-12-25-24427 ltr (01-13-26).pdf**
916K



Zoning & Planning

JOEL EVANS, AICP, PLA
Director

843.202.7200
1.800.524.7832
Fax: 843.202.7218
jevans@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite A103
North Charleston, SC 29405-7464

January 13, 2026

Jodi Renner
1305 Fifteen Mile Landing Road
Awendaw, SC 29429

Re: Home Occupation Zoning Permit Application Number Zone-12-25-24427

Ms. Renner:

We received the above-referenced zoning permit application for a Home Occupation for property located at 1305 Fifteen Mile Landing Road, Parcel Identification Number 629-00-00-173, which is in the Rural Residential (RR) Zoning District. The application has been denied as it does not comply with the sections of the Charleston County Zoning and Land Development Regulations Ordinance (“ZLDR”) listed below:

- Sec. 6.5.11, Home Occupations, Sub-Sec. 6.5.11(I) – Outdoor Activities: All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.

Per the letter of intent provided to the County, “Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties.”

The ZLDR requires all activities associated with Home Occupations be conducted in completely enclosed structures. From the letter it appears that the chickens will be outside of enclosed structures at times. This would be a violation of the ZLDR.

- Sec. 6.5.11, Home Occupations, Sub-Sec. 6.5.11(J) – Exterior Appearance: There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Per the letter of intent provided to the County, “Poultry utilize shelters, fenced areas, and free-range yard and pond access typical of rural properties.”

The ZLDR states that there shall be no visible evidence of the conduct of a Home Occupation when viewed from the street or an adjacent lot. From the letter it appears that the chickens may be visible from the street and/or an adjacent lot which would be a violation of the ZLDR.

Additionally, during our research for this zoning permit application, it appears that a Grand Tree was removed from the property without a zoning permit. Pursuant to ZLDR Sec. 9.2.5.B, Grand Trees and Protected Trees that do not meet the criteria of ZLDR Sec. 9.2.5.A “may be removed

only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.”

During our research, an online advertisement for horsemanship lessons, exploring life on the farm, photoshoots, and paddock and bed rentals was also discovered. Zoning permits for these uses have not been issued. Pursuant to ZLDR Sec. 3.8.1.D, a zoning permit is required prior to a “Change in the use classification of any part of a Structure or Lot, including any increase in the number of Families or Dwelling Units occupying a Building or Lot.”

Pursuant to ZLDR Sec. 11.1.1.C, “The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law.”

Pursuant to ZLDR Sec. 11.4.A, the Zoning and Planning Director may take the following action as a remedy for any violation of the ZLDR: “Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits.” Therefore, the application is also denied due to the above-identified ZLDR violations existing on the property.

As noted in several previous communications, some of the uses proposed in the letter of intent provided to the County may be allowed on the property if all requirements of the ZLDR for the zoning district in which the property is located are met. However, the request must go through the Site Plan Review process pursuant to ZLDR Sec. 3.7. Additionally, all violations of the ZLDR must be rectified prior to issuance of any permits or approvals.

Please contact me at (843) 202-7219 or amwhite@charlestoncounty.org to schedule a Site Plan Review pre-application meeting and to discuss how to bring the property into compliance with the ZLDR.

Sincerely,



Andrea N. Melocik-White
Interim Director, Charleston County Zoning and Planning Department

cc: Charleston County Attorney’s Office
Jennifer Werking, AICP, Planner III
File

Exhibit B

This Exhibit provides an expanded explanation of why the denial misapplies §6.5.11(I) and §6.5.11(J) by treating ordinary rural-residential conditions as the conduct of a Home Occupation, despite no outdoor business activity, storage, or exterior alteration being proposed.

Section 6.5.11(I) provides: *“All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures.”*

Section 6.5.11(J) provides: *“There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot.”*

Both provisions regulate **the conduct of the Home Occupation**, not the existence of residential features that may support or precede that activity.

The statement regarding shelters, fencing, and yard access was included to demonstrate compliance with the requirement that the Home Occupation not alter the rural-residential appearance of the property and is now being treated as evidence of noncompliance. The denial identifies no outdoor Home Occupation activity, no outdoor storage area, and no exterior alteration associated with the Home Occupation. Instead, the denial relies solely on that descriptive language to conclude that the Home Occupation violates §6.5.11(I) because chickens are outside at times and §6.5.11(J) because chickens may be visible from the street or an adjacent lot. This interpretation treats the existence and visibility of rural-residential conditions as the conduct of a Home Occupation and expands the term “associated” beyond business activity to encompass ordinary residential features.

When applied consistently, that interpretation would render any residential feature tangentially related to a Home Occupation an activity “associated with” the business. Under that reasoning, a home baker using herbs grown on a porch, a home florist using flowers from a personal garden, or a photographer selling images of personal landscapes would be conducting outdoor Home Occupation activity simply because the source of the product is visible. By the same logic, a vehicle used by nearly any Home Occupation parked in a residential driveway, or a residential mailbox that receives payments or shipments, would constitute regulated or visible Home Occupation activity. The presence of items and conditions permitted on a rural-residential property is inherent in, and reinforces, the requirement that a Home Occupation maintain the residential appearance of the site. Section 6.5.11 does not apply “associated” so broadly; it regulates the commercial conduct of the Home Occupation, not ordinary residential conditions that may incidentally support it. While the chickens are the source of the eggs, the Home Occupation activity regulated by the ZLDR is the sale and transfer of those eggs, not the underlying residential presence of poultry on the property.

The denial further reflects continued efforts to require Site Plan Review, even though the proposed Home Occupation does not trigger Site Plan Review under Section 6.5.11, and the insertion of Code Enforcement through references to potential violations, despite no violations being cited.

Exhibit B -2

This Amendment addresses additional grounds for denial first set forth in the formal denial letter dated **January 13, 2026**, issued after the Applicant filed an appeal of the original written findings. As reflected in the contemporaneous correspondence included as **Exhibit C**, the Applicant understood the County's **December 18, 2025** written communication to constitute the administrative decision on the Home Occupation application and proceeded accordingly. The January 13, 2026 denial letter expands the basis for denial beyond the findings under **ZLDR §6.5.11(I) and (J)** by introducing a requirement for **Site Plan Review pursuant to ZLDR §3.7** and by asserting **zoning violations** as additional grounds for denying the Home Occupation Zoning Permit.

Section 3.7 applies Site Plan Review procedures only upon the occurrence of specified conditions. The denial identifies no such condition associated with the Home Occupation application as submitted and articulates no factual basis upon which Site Plan Review would be triggered under §3.7. The Home Occupation standards set forth in **§6.5.11** establish the applicable permitting framework for remaining within the same development and land-use intensity. Accordingly, the asserted Site Plan Review requirement represents an expansion of the grounds for denial beyond those applicable to the Home Occupation use as proposed.

The denial further asserts zoning violations as established facts forming an independent basis for denial. As reflected in the written communications included as **Exhibits A and C**, the County's own language shows a progression in how these matters were described. In communications dated **December 12, 2025**, the County referred to "*potential*" violations. In correspondence dated **December 18, 2025**, the County stated that "*it appears*" certain violations may exist. In response, the Applicant expressly stated confidence in compliance.

Following the Applicant's filing of an appeal from the original written findings, the **January 13, 2026** denial letter states that "*above-identified ZLDR violations [are] existing on the property*" and further provides that "*all violations of the ZLDR must be rectified prior to issuance of any permits or approvals.*" The record identifies no intervening confirmation of the matters previously described as "potential." **Because the County stated that reliance would apply only "should the potential violations be confirmed," denial on that basis cannot stand.**

Taken together, the additional grounds introduced in the January 13, 2026 denial letter reflect an improper expansion of the basis for denial beyond the scope of the original administrative decision and beyond the standards applicable to the Home Occupation use as proposed.



Renner Family Holdings <rennerfamilyholdings@gmail.com>

RE: Urgent Clarification Needed - Home Occupation Application Status

Renner Family Holdings <rennerfamilyholdings@gmail.com>

Thu, Dec 18, 2025 at 1:56 PM

To: Andrea Melocik-White <AMWhite@charlestoncounty.org>

Cc: "Walter L. Smalls" <WSmalls@charlestoncounty.org>

Bcc: rennermickey2@gmail.com

Good afternoon Andrea,

I acknowledge your most recent email as setting forth the County's written findings and formal denial of the Home Occupation application submitted on December 9, 2025, based on ZLDR §6.5.11(I) and (J).

Please preserve the complete administrative record for this application, including all internal and external communications, emails, memoranda, notes (including handwritten notes), research materials, photographs, aerial imagery, website captures, permit records reviewed, and any other materials relied upon by staff.

It is particularly disappointing that, after days of back-and-forth following a straightforward request for ordinance-based clarification, a review led by departmental leadership has expanded beyond a simple Home Occupation determination to include speculative and unrelated enforcement allegations.

Should the County elect to pursue the enforcement allegations referenced in your email through the proper procedures, I am fully confident in my compliance and will necessarily call into question the basis for doing so.

Regards,

Jodi Renner

[Quoted text hidden]