



Case # BZA-11-25-00921

Charleston County BZA Meeting of January 5, 2026

Applicant: Doug Hickerson of Social at 19 LLC DBA

Property Owner: Teddy M. Hendricks of Expressway Center, LLC

Representative: John C. Sullivan of S Arch Studio, LLC

Property Location: 1919 Savannah Highway – St. Andrews Area

TMS#: 350-05-00-056

Zoning District: Dupont-Wappo Area Overlay (Community Commercial) Zoning District

Request:

Special Exception request for the sale of alcoholic beverages onsite (beer, wine, and liquor) in the Dupont-Wappo Area Overlay (Community Commercial) Zoning District was approved with conditions on March 6, 2023. Request to extend the days and hours of operation for alcohol sales to seven (7) days a week until 11:59 p.m.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.11 Dupont-Wappo Area Overlay Zoning District (DuWap-O), Sec. 5.11.6 Use Regulations, A. Table 5.11.6, DuPont-Wappo Area Overlay Zoning District Use Table indicates a Restaurant is a use subject to conditions of Sec. 6.4.15. Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.15 Restaurants; Bar or Lounge states, *"All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District."*



## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.11 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

#### Sec. 5.11.6 Use Regulations

A. **Table 5.11.6, DuPont-Wappo Area Overlay Zoning District Use Table.** Table 5.11.6 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. "A" indicates uses allowed by right.
2. "C" indicates Uses Subject to Conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. Blank cells indicate uses that are not permitted.

B. **Prohibited uses.**

1. General Prohibited Uses. Vehicle Sales (new or used), Vehicle Rental and Leasing Service, including associated vehicle storage areas, that encompass more than one acre; Manufactured Home Dealer; Indoor/ Outdoor Shooting Range; Pawn Shop; Convenience Store; Warehouse Club or Superstore; Billboard; Sexually Oriented Business; Restaurant, Fast Food; Restaurant with drive-through lanes/windows; Vehicle Storage; Towing Facility; Impound Yard; Car Wash; Service Station, Gasoline; Truck Stop; Short-Term Lender; and single use Multi-Family Dwelling Units with individual Building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to Affordable and Workforce Dwelling Units developed in compliance with [Sec. 6.4.19](#) of this Ordinance.
2. In the CC Zoning District, Self-Service Storage is prohibited unless it is part of a multi-story mixed use Development where the ground floor use along all Street Frontages (entire Street Frontage) is separately leased commercial or Office space independent of the Self-Service Storage. In the JC Zoning District, Self-Service Storage is allowed only within existing Structures when all applicable requirements of this Ordinance are met. Development of new Structures for the purpose of Self-Service Storage in the JC Zoning District is prohibited.

C. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance.

D. **Nonconforming Uses.** The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all Development except Single-Family Detached Dwellings within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, sub-section A:

1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.



**Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table**

"A" indicates uses allowed by right.

"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions." "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions." Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
<b>ACCOMMODATIONS</b>							
Hotel or Motel		A					
Short-Term Rental Property, Commercial Guest House (CGH)		C	C	C			Art. 6.8
<b>ANIMAL SERVICES</b>							
Pet Store or Grooming Salon	A	A					Sec. 6.4.32
Small Animal Boarding	A	A					Sec. 6.4.32
Veterinary Services	A	A		C			Sec. 6.4.32
<b>FINANCIAL SERVICES</b>							
Banks and Financial Services		A	C	C			Sec. 6.4.26
<b>FOOD SERVICES AND DRINKING PLACES</b>							
Bar or Lounge	S	S					Sec. 6.4.15
Catering Service	A	A	C	C	S	S	Sec. 6.4.34
Restaurant, General	C	C		C			Sec. 6.4.15
USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
<b>INFORMATION INDUSTRIES</b>							
Communication Services	A	A		S			
Communications Towers	C	C		C			Sec. 6.4.45
<b>OFFICES</b>							
Administrative or Business Office; Government Office; Professional Office	A	A	C	C			Sec. 6.4.26
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>							
Convention Center or Visitors Bureau		A	S	S			Sec. 6.4.31
Heavy Construction Services or General Contractors	A						
Special Trade Contractors (Offices/Storage)	A	C					Sec. 5.11.7.A
<b>PARKING, COMMERCIAL</b>							
Parking Lot		A					
Parking Garage		A					
USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
<b>RENTAL AND LEASING SERVICES</b>							
Charter Boat or other Recreational Watercraft Rental Services		C					Sec. 5.11.7.E
Commercial or Industrial Machinery or Equipment; Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C					Sec. 5.11.7.E
Construction Tools or Equipment Rental or Leasing	A	A					
Consumer Goods Rental Center	A	A					
Self-Service Storage	C	C					Sec. 5.11.7.D



## 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. 6.4.15 Restaurant; Bar or Lounge

---

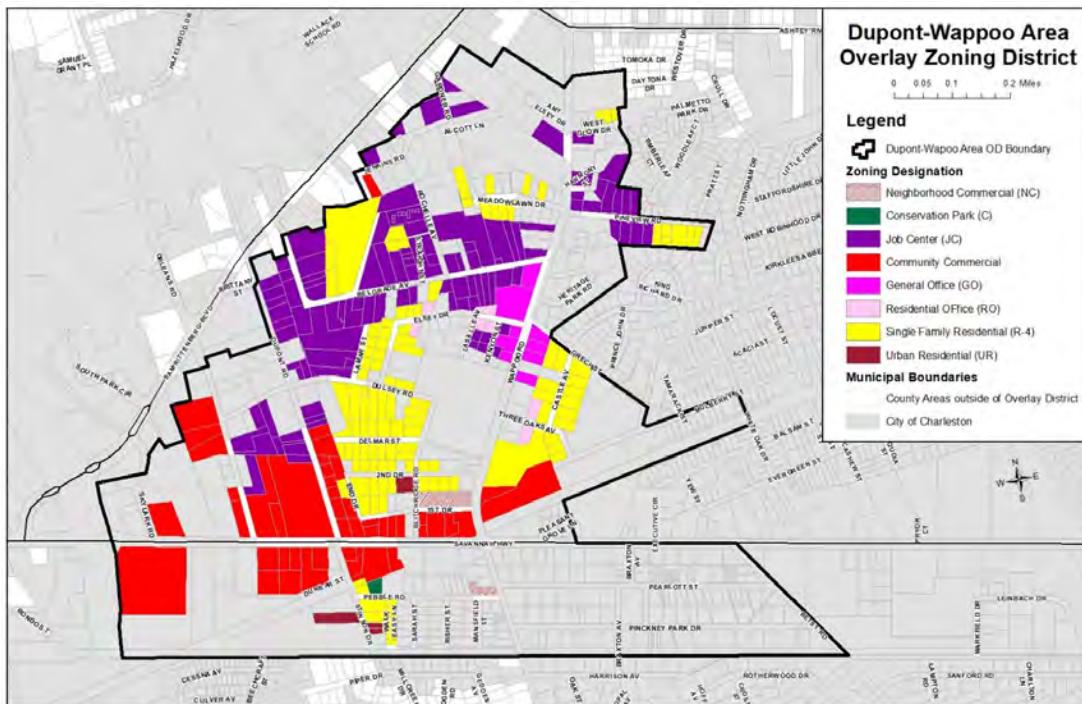
All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.



## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

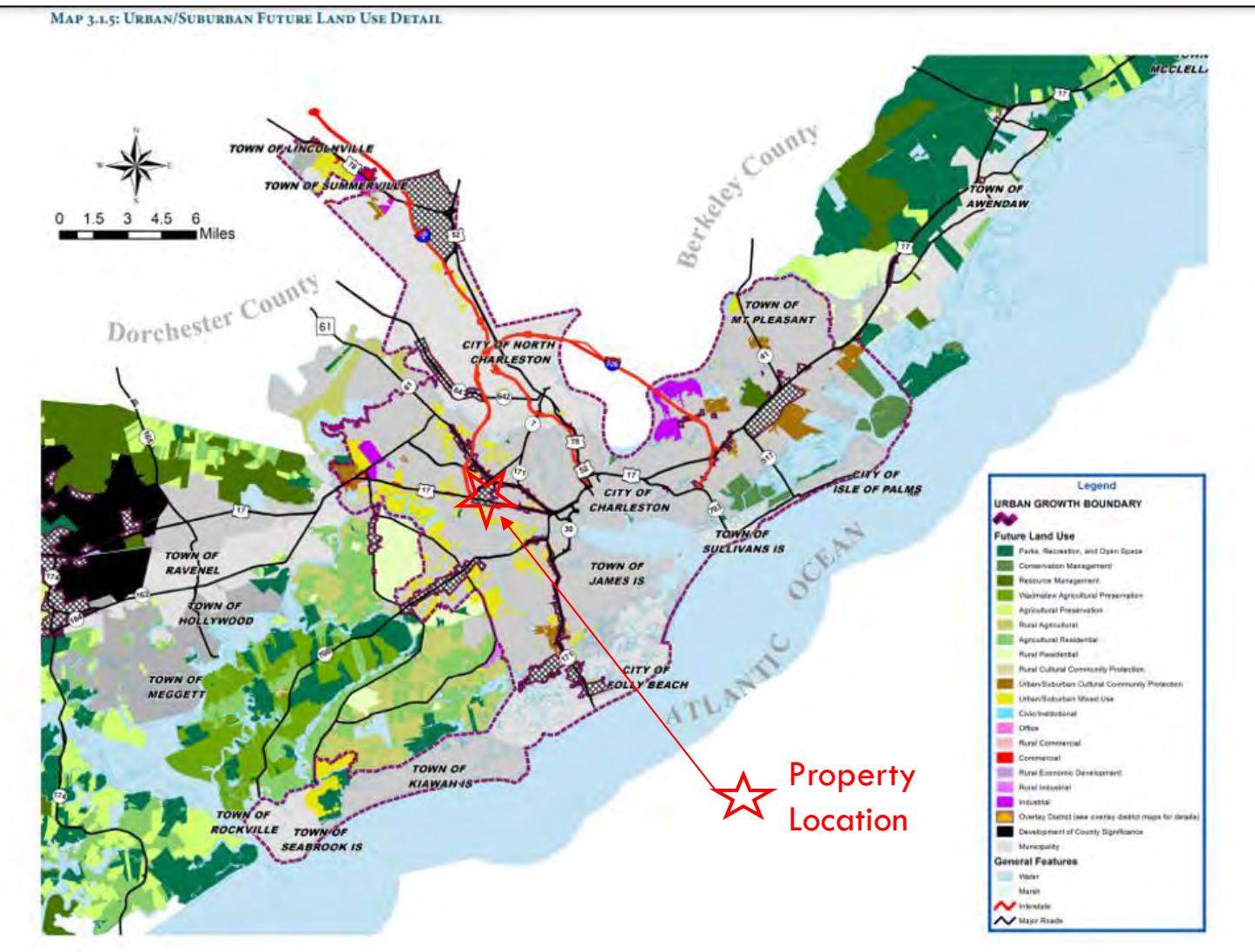
## ARTICLE 5.11 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

## Map 5.11



# Location Map

## Savannah Highway – St. Andrews Area



CASE # BZA-11-25-00921

TMS # 350-05-00-056

ZONING MAP

SUBJECT PROPERTY

OD\_DUWAP

DUPONT RD

OD\_DUWAP

END DR

OD\_DUWAP

1ST DR

OD\_DUWAP

SAVANNAH HWY

OD\_DUWAP

056

DUNBAR ST

STINSON DR

OD\_DUWAP

Legend

Parcel Boundaries

SUBJECT PARCEL

Zoning Districts

OVERLAY ZONING DISTRICTS

Chas County Overlay Zoning Districts

Sol Legare Overlay

COMMUNITY

COMMERCIAL

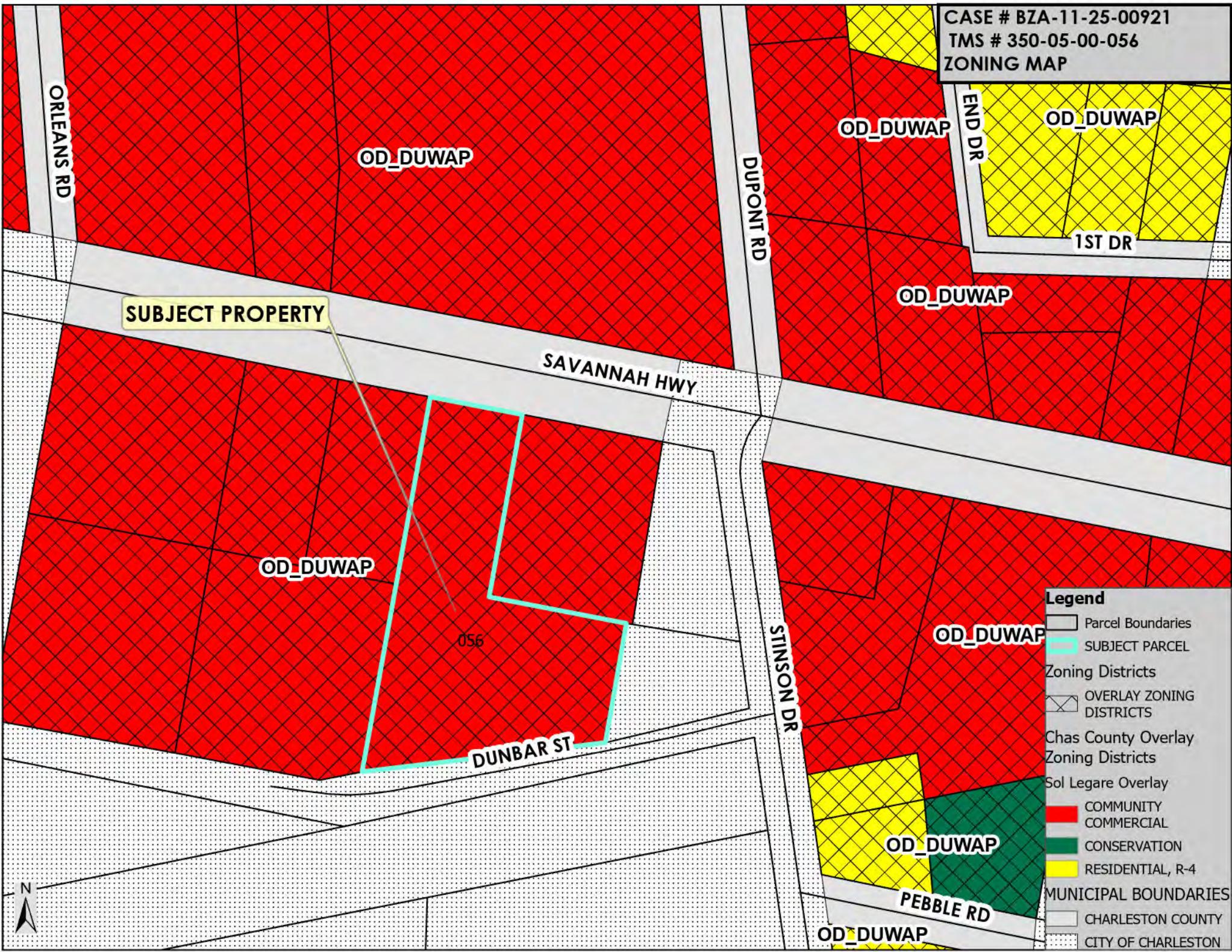
CONSERVATION

RESIDENTIAL, R-4

MUNICIPAL BOUNDARIES

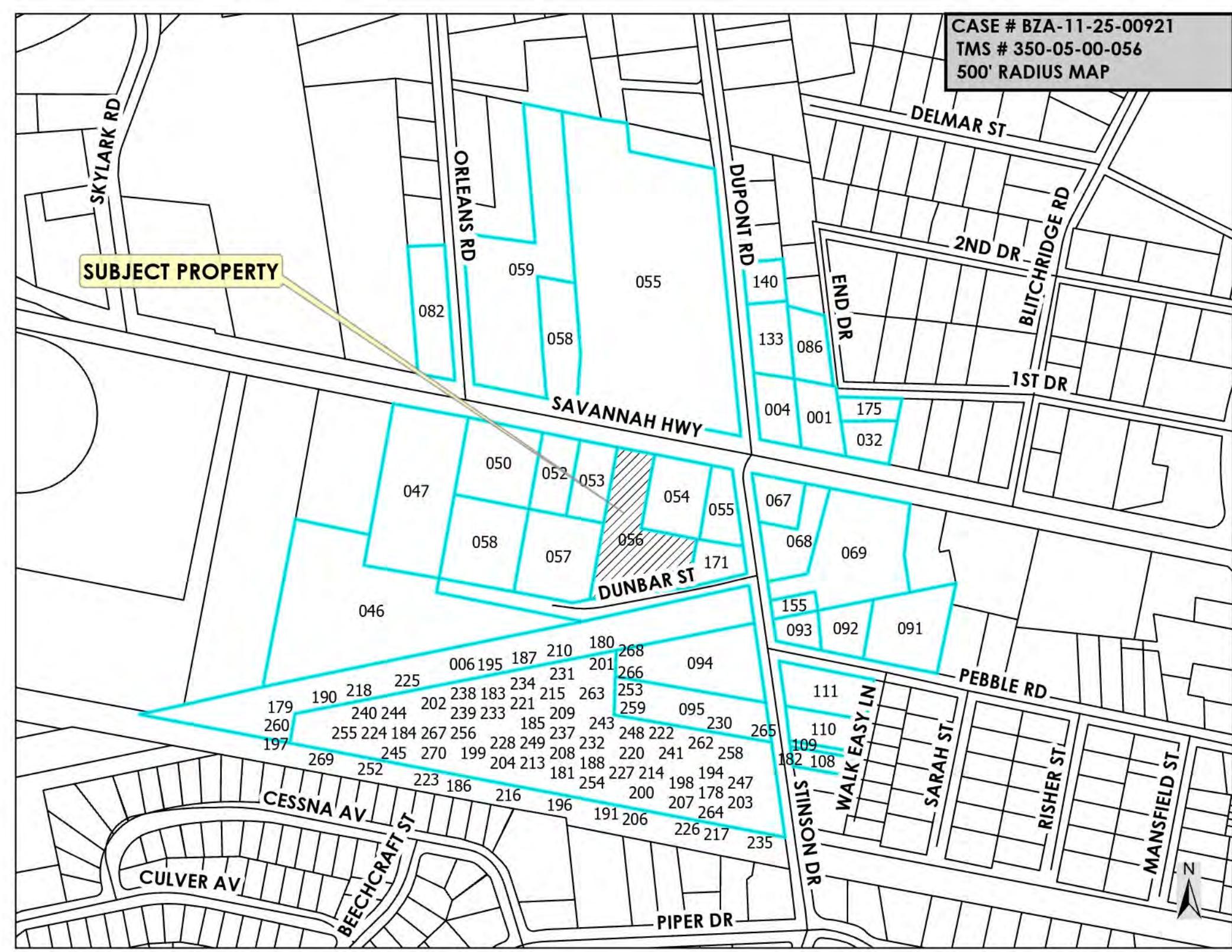
CHARLESTON COUNTY

CITY OF CHARLESTON



CASE # BZA-11-25-00921  
TMS # 350-05-00-056  
500' RADIUS MAP

## **SUBJECT PROPERTY**



CASE # BZA-11-25-00921  
TMS # 350-05-00-056  
AERIAL MAP

SUBJECT PROPERTY

DUNBAR ST



CASE # BZA-11-25-00921  
TMS # 350-05-00-056  
AERIAL MAP

ORLEANS RD

DUPONT RD

DDR

1ST DR

SUBJECT PROPERTY

SAVANNAH HWY

Q55

DUNBAR ST

STINSON DR

PEBBLE RD



**Case # BZA-11-25-00921**

**BZA Meeting of January 5, 2026**

**Subject Property: 1919 Savannah Highway - St. Andrews Area**

**Proposal: Special Exception request for the sale of alcoholic beverages onsite (beer, wine, and liquor) in the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District was approved with conditions on March 6, 2023. Request to extend the days and hours of operation for alcohol sales to seven (7) days a week until 11:59 a.m.**



# Subject Property



# Savannah Highway

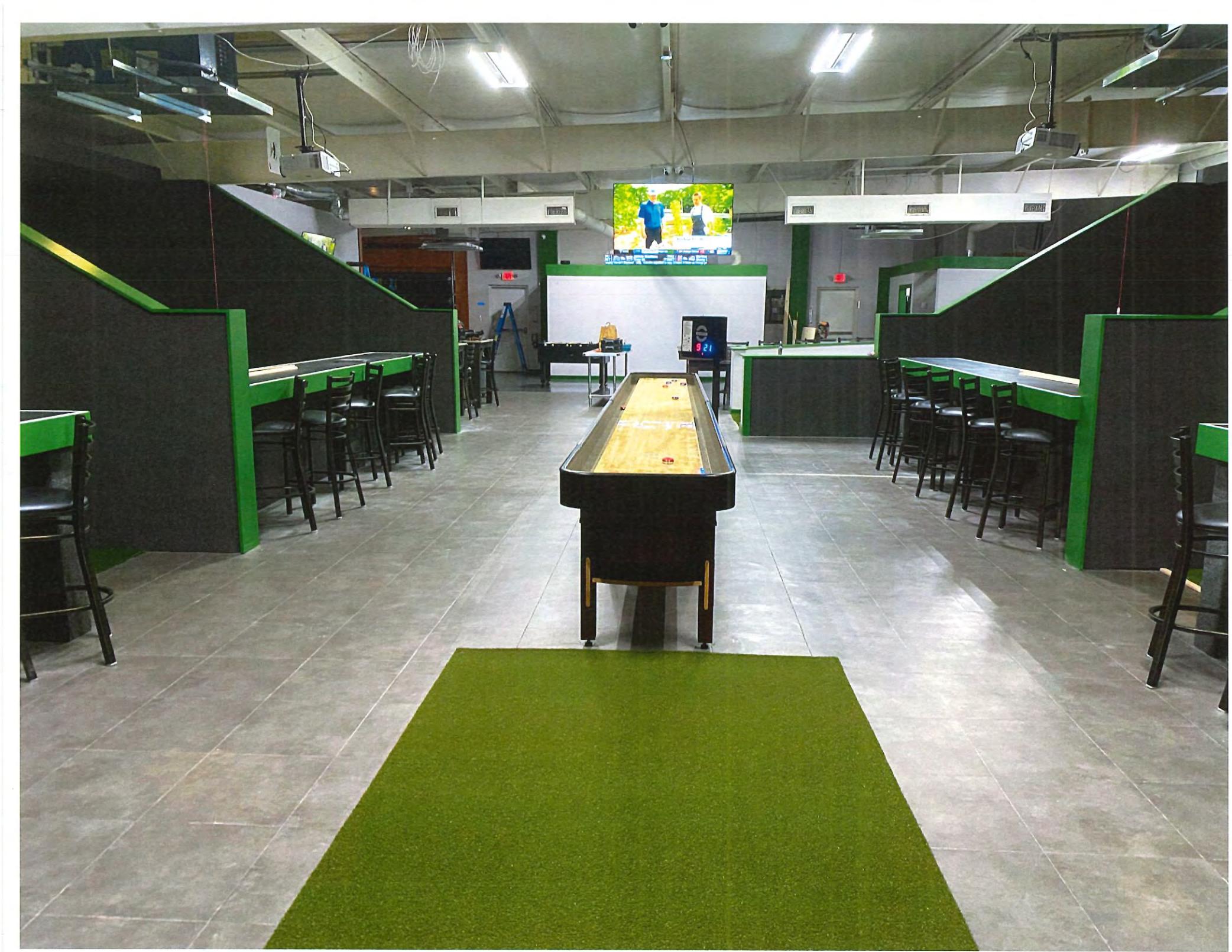


# Dunbar Street



Photographs provided by  
the Applicant





NHL TOMORROW		NHL TOMORROW			
THURSDAY, JANUARY 19		THURSDAY, JANUARY 19			
64	JETS	7:07	69	PREDATORS	8:07
65	LEAFS	ET	70	BLUES	ET
57	BRUINS	7:07	71	LIGHTNING	9:07
59	RANGERS	ET	72	STARS	ET
60	HELD	7:07	73	CAPITALS	9:07
61	HURRICANE	7:07	74	COYOTES	ET
62	ISLES	7:37	75	DEVILS	10:07
63	SABRES	ET	76	KRaken	ET
64	FLYERS	7:07	77	R'KINGS	10:07
65	PANTHERS	7:07	78	STARS	10:37
66	CANADIENS	ET	79	KINGS	ET
77	DUKE	7:07			
69	B'JACKET	ET			



Staff Review:

The applicant, Doug Hickerson of Social at 19 LLC DBA, along with property owner Teddy M. Hendricks of Expressway Center, LLC, represented by John C. Sullivan of S Arch Studio, LLC, is requesting an extension of the approved days and hours for onsite alcohol sales at the property located at 1919 Savannah Highway (TMS # 350-05-00-056) in the St. Andrews Area of Charleston County. The current Special Exception, granted on March 6, 2023 (BZA-01-23-00649), allows alcohol sales for an indoor recreation and entertainment use with specific conditions. Condition #2 limits alcohol sales to Monday through Thursday from 11:00 a.m. to 9:00 p.m., Friday and Saturday from 11:00 a.m. to 10:00 p.m., and Sunday from 11:00 a.m. to 7:00 p.m. The applicant now seeks to extend alcohol sales to seven days a week until 11:59 p.m.

Current Alcohol Sales Hours (Condition #2)

- Monday-Thursday: 11:00 a.m. – 9:00 p.m.
- Friday-Saturday: 11:00 a.m. – 10:00 p.m.
- Sunday: 11:00 a.m. – 7:00 p.m.

Requested Change

- Monday-Sunday: 11:00 a.m. – 11:59 p.m.

The 1.39-acre property is located within the Dupont-Wappoo Area Overlay (Community Commercial [CC]) Zoning District, with adjacent properties to the north, east, and west also zoned Community Commercial in the overlay. Adjacent properties to the east and south fall under the jurisdiction of the City of Charleston. Notably, the properties south of Dunbar Street include multifamily residential uses and the West Ashley Greenway.

The applicant's letter of intent explains, "Social 19 will be taking over the existing CHS Golf business. We are requesting to extend the hours for serving alcohol to 11:59pm daily from what was previously approved in the Special Exception. The business will remain a golf training facility with a small bar selling drinks and snacks at the rear."

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.11 Dupont-Wappoo Area Overlay Zoning District (DuWap-O), Sec. 5.11.6 Use Regulations, A. Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table indicates a Restaurant is a use subject to conditions of Sec. 6.4.15. Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.15 Restaurants, Bar or Lounge states, "**All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.**"

Staff conducted a site visit of the subject property on December 12, 2025. Please review the attachments for further details regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";

Response: The proposal to extend alcohol service hours appears to be consistent with both the Charleston County Comprehensive Plan and the character **of the underlying zoning district. The Comprehensive Plan's Commercial** designation encourages compatible mixed-use development and supports a land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, along with public spaces and transit linkages in a walkable environment. Additionally, the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5, Article 5.11, outlines that the Community Commercial District within the Dupont-Wappoo Area Overlay includes parcels with more intense commercial uses, primarily located along Savannah Highway and surrounding roads. This district is intended to support compatible commercial activity while implementing streetscape, design, and access management standards. **The applicant's** letter of intent reinforces this alignment by stating, **"The use is already existing and part of the character of the zoning district. Extending the hours will not change that."** Given that the proposed change does not alter the nature of the existing use but simply extends its hours of operation, the request is consistent with the goals and standards of both the Comprehensive Plan and the zoning district. Therefore, the request meets this criterion.

§3.6.5(2): Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

Response: The applicant asserts in their letter of intent that the proposed change is compatible with existing uses, stating, **"The use is already existing. This is just an extension of the hours of that use. The parking and site access is on Savannah Hwy and away from the residential areas and is buffered by a large undeveloped portion of the property."** Based on this information, the request appears to meet the criterion. The continuation of the current use, combined with the physical separation and buffering from nearby residential areas, suggests that the extended hours are unlikely to adversely affect the general welfare or character of the immediate community. Therefore, the request may meet this criterion.

§3.6.5(3): Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors

Response: The applicant has indicated in their letter of intent that, "**There are no** changes to the exterior from what was previously done when the existing **business opened.**" This suggests that the current site layout, including setbacks and buffering measures such as landscaping, remains unchanged and was previously deemed adequate during the original approval process. Given that the proposed modification involves only an extension of operating hours and does not introduce new physical changes or intensify the use beyond its current scope, the existing provisions for mitigating potential adverse impacts, such as noise, traffic, or glare are considered sufficient. Therefore, the request meets this criterion.

§3.6.5(4): Where applicable, will be developed in a way that will preserve and incorporate any important natural features;

Response: The subject property has previously been developed and used for **commercial purposes, and no changes to the site's physical layout or** natural features are proposed as part of this request. Since the use is existing and the applicant is only seeking to extend the hours of operation for alcohol sales, there is no impact on natural features. Therefore, the request meets this criterion.

§3.6.5(5): Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and

Response: The applicant states in their letter of intent that "**The use is existing and met** the requirements when it was established. We believe that extending the hours *will create no harm as the use is away from the nearest residential areas.*" This indicates that the original establishment of the business complied with all applicable rules, regulations, and standards outlined in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including use conditions and zoning district standards. Since the proposed change involves only an extension of operating hours and does not alter the nature or intensity of the use, it is reasonable to conclude that the request continues to comply with the Ordinance. Therefore, the request meets this criterion.

§3.6.5(6): Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

Response: The applicant has stated in their letter of intent that the proposed extension of operating hours will not hinder or endanger vehicular or pedestrian movement on adjacent roads, noting, "**No. This will only** extend the existing hours of operation a few hours at night where many of **the surrounding businesses are closed.**" Given that the change involves only a modest extension of hours into the late evening and considering the commercial nature of the surrounding area along Savannah Highway, it is reasonable to conclude that traffic and pedestrian activity will not be significantly impacted. Therefore, the request may meet this criterion.

**Board of Zoning Appeals' Action:**

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-11-25-00921, [Special Exception request to extend the approved days and hours for onsite alcohol sales (beer, wine, and liquor) for an existing indoor recreation and entertainment use in the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District at 1919 Savannah Highway (TMS # 350-05-00-056) in the St. Andrews Area of Charleston County], based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

1. The applicant shall meet all requirements of the State of South Carolina for alcoholic beverage sales and must provide proof of State approval to Zoning and Planning Staff, prior to Zoning Permit approval to establish the business.
2. Alcohol may be sold Monday through Sunday, between the hours of 11:00 a.m. and 11:59 p.m.



### Findings of Fact

The Charleston County Board of Zoning Appeals ("BZA") makes the following findings of fact pursuant to S.C. Code Ann. §6-29-800 and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Article 3.6, §3.6.5. Based on the evidence presented at the hearing to include the Planning Department staff review and pursuant to the Charleston County ZLDR §3.6.5, the Charleston County BZA finds that John Douglas Allison of CHS Golf LLC ("the Applicant"), Teddy M. Hendricks of Expressway Center LLC ("the Property Owner"), and Mark Peper of Peper Law Firm ("the Representative") filed an application for a Special Exception for the property identified as TMS # 350-05-00-056 and located at 1919 Savannah Highway in the St. Andrews Area of Charleston County, South Carolina. The Applicant requests a Special Exception for the sale of alcoholic beverages onsite (beer, wine, and liquor) in the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District. The Applicant filed this request on January 30, 2023 and the BZA heard the Applicant's request on March 6, 2023.

The BZA finds that this proposal is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District. The Commercial "Description" in the Comprehensive Plan states, *"This designation encourages compatible mixed-use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses as well as public and open spaces and linkages to public transit in a walkable environment."* The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.11 Dupont-Wappoo Area Overlay Zoning District, Sec. 5.11.10 Community Commercial District, states, *"The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards."* In addition, the applicant's letter of intent states, *"I feel that CHS Golf is a perfect fit for the proposed zoning district and will be a huge asset for the future growth of West Ashley as there is nothing similar to this in the area."* Therefore, the request meets this criterion.

The BZA also finds that the proposed alcohol sales (beer, wine, and liquor) onsite is compatible with the existing uses and restaurants in the vicinity that sell alcohol along Savannah Highway. The applicant provided proof of State approval to Zoning and Planning Staff for the use. Furthermore, the applicant's letter of intent states, *"This is primarily a Golf training, golf leagues, fun place for all ages."* Therefore, the request meets this criterion.

The BZA also finds that the applicant has obtained a zoning permit and business license for the existing indoor recreation and entertainment use. The applicant's letter of intent states, *"We landscaped the front of the building and relined the parking lot."* Therefore, the request meets this criterion.

The BZA also finds that the site has previously been used for commercial uses. Therefore, the request meets this criterion.

The BZA also finds that the applicant has obtained a zoning permit and business license for the existing indoor recreation and entertainment use to ensure the site complies with the applicable requirements of this *Ordinance*. Therefore, the request meets this criterion.

The BZA also finds that vehicular traffic and pedestrian movement on adjacent roads should not be hindered or endangered. The applicant's letter of intent states, "No different than the motorcycle shop that was here before. Plus, Dunbar Street runs behind the building which leads to Stinson Dr. which has a traffic light." Therefore, the request meets this criterion.

The BZA also finds that the applicant shall meet the following conditions:

1. The applicant shall meet all requirements of the State of South Carolina for alcoholic beverage sales and provide proof of State approval to Zoning and Planning Staff, prior to Zoning Permit approval for the use.
2. The days and hours of operation for alcohol sales shall not exceed Monday to Thursday from 11:00 a.m. to 9:00 p.m., Friday and Saturday 11:00 a.m. to 10:00 p.m., and Sunday 11:00 a.m. to 7:00 p.m.

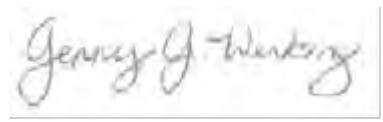
#### Conclusions of Law

The BZA is authorized pursuant to S.C. Code Ann. §6-29-800 and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) §3.6.5 to hear and approve, approve with conditions, or deny special exceptions. Based upon the findings of fact, the Board of Zoning Appeals concludes as a matter of law that the applicant's request for the special exception satisfies the Approval Criteria in the Charleston County (ZLDR) §3.6.5.

THEREFORE, the Charleston County Board of Zoning Appeals approves the Special Exception request for the sale of alcoholic beverages onsite (beer, wine, and liquor) in the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District with the above referenced conditions.

Any person with a substantial interest may appeal the Board of Zoning Appeals' decision to the Circuit Court of Charleston County within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Pursuant to the Charleston County (ZLDR), Article 3.6 Special Exceptions, §3.6.9 Lapse of Approval, an approved Special Exception shall lapse and be of no further effect twelve (12) months after the date that the Special Exception was approved by the Board of Zoning Appeals unless a complete application of a Zoning Permit is submitted in accordance with Article 3.8, or if no Zoning Permit is required, unless construction or development has commenced and is being diligently pursued.



Jenny J. Werking, AICP  
BZA Secretary

Date issued: March 6, 2023

Date mailed to parties in interest: March 17, 2023



**SPECIAL EXCEPTION APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

**Property Information**

Subject Property Address: *1919 Savannah Hwy*

Tax Map Number(s): *350-05-00-056*

Current Use of Property: *CHS Golf llc*

Special Exception Description: *Extend hours to serve alcohol to 11:59 pm, 7 days a week.*

**Applicant Information (Required)**

Applicant Name (please print): *Doug Hickerson*

Name of Company (if applicable): *Social at 19, llc DBA Social 19*

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Email Address: [REDACTED] Phone #: [REDACTED]

Applicant Signature: *Doug Hickerson* Date: [REDACTED]

**Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)**

Print Representative Name and Name of Company: *John C Sullivan, SArch Studio, llc*

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Email Address: [REDACTED] Phone #: [REDACTED]

**Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)**

I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.

Property Owner(s) Name(s) (please print): *Teddy Hendricks*

Name of Company (if applicable, LLC etc.): *Expressway Center, llc*

Property Owner(s) Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED] Phone #: [REDACTED]

Property Owner(s) Email Address: [REDACTED]

Property Owner(s) Signature: *TM Holland*

Date: *11-11-25*

**FOR OFFICE USE ONLY:**

Zoning District: <i>OB-DOWNTOWN (CC)</i>	Flood Zone: <i>X (492K)</i>	Date Filed: <i>11/17/25</i>	Fee Paid: <i>\$250</i>
Application #: <i>B7A-11-25-00921</i>	TMS #: <i>350-05-00-056</i>	Staff Initials: <i>jw</i>	

### Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

Social 19 will be taking over the existing CHS Golf business. We are requesting to extend the hours for serving alcohol to 11:59pm daily from what was previously approved in the Special Exception. The business will remain a golf training facility with a small bar selling drinks and snacks at the rear.

### Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 6 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:

The use is already existing and part of the character of the zoning district. Extending the hours will not change that.

2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

The use is already existing. This is just an extension of the hours of that use. The parking and site access is on Savannah Hwy and away from the residential areas and is buffered by a large undeveloped portion of the property.

3. Describe what adequate provisions have been or will be made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

The no changes to the exterior from what was previously done when the existing business opened.

4. If applicable, will the property be developed in a way that will preserve and incorporate any important natural features? Explain:

Not applicable.

5. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance.

The use is existing and not the requirements when it was established. We believe that extending the hours will create no harm as the use is away from the nearest residential areas.

6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

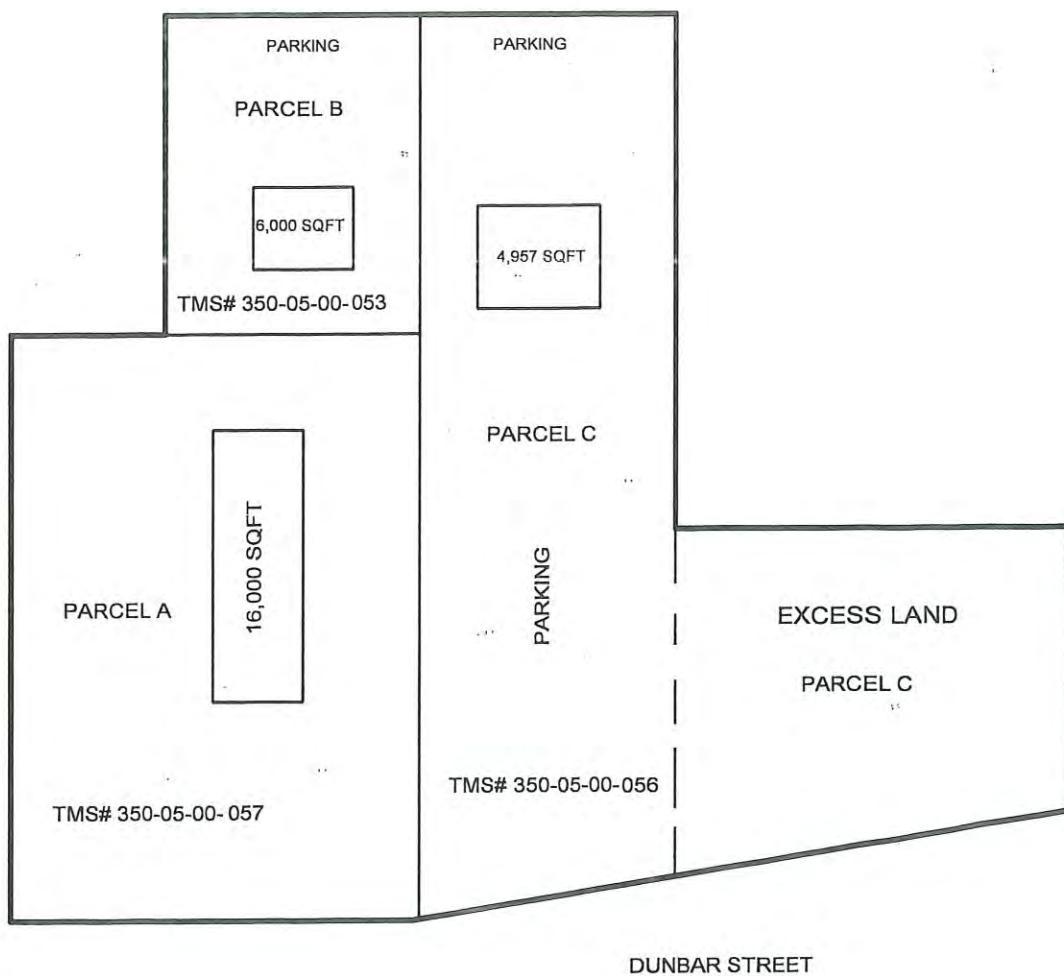
No. This will only extend the existing hours of operation a few hours at night where many of the surrounding businesses are closed.

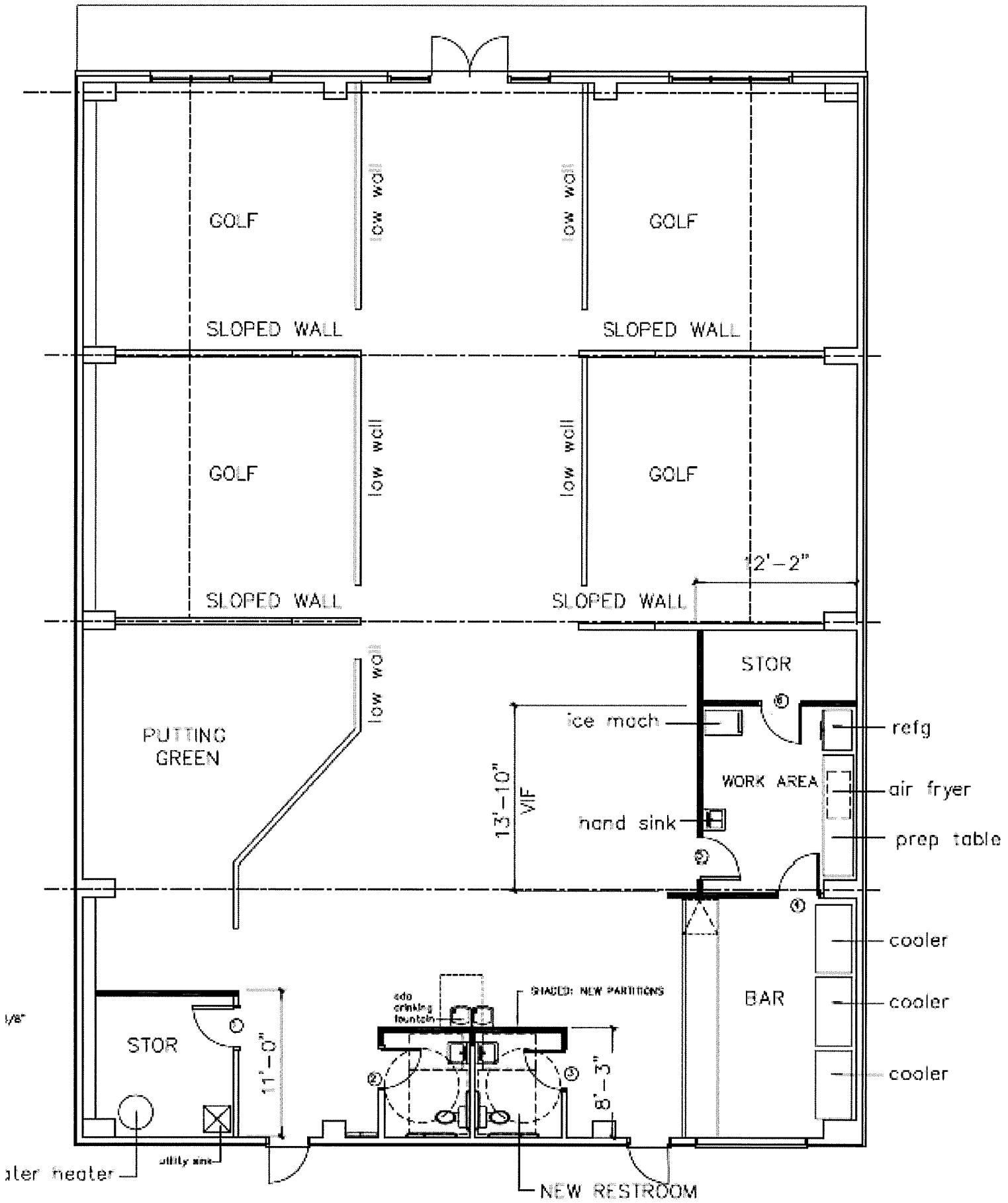
In granting a special exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

CH5 GOLF

SITE PLAN

SAVANNAH HWY





**APPROVED PLAT**

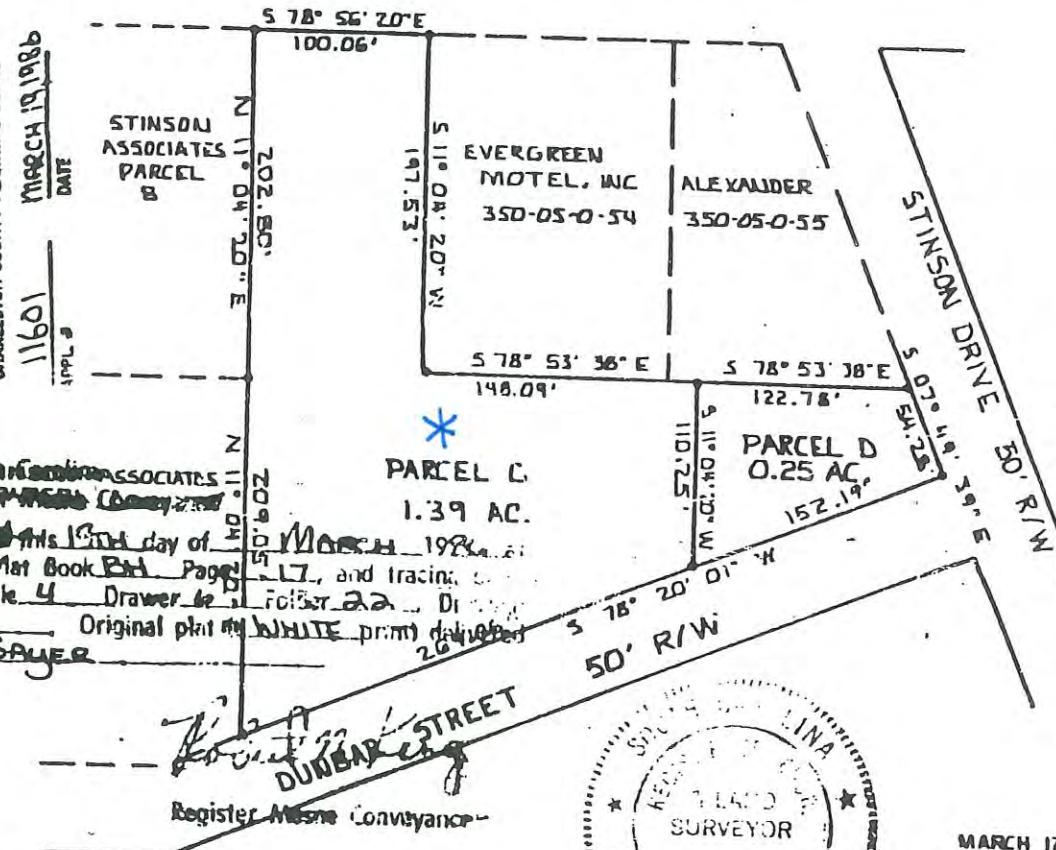
SOMETHING 100' S. 20' E. (See Drawing)

DIRECTOR OF PLANNING  
CHARLESTON COUNTY PLANNING BOARD  
MARCH 12, 1986Charleston South Carolina Associates  
Office of Registered Planners (Charleston)Plat recorded this 13th day of  
March 1986, at 1:58 o'clock on Plat Book B4, Page  
17, and tracing copy filed in file 4, Drawer 42, Folio 22, Division  
No. 12. Original plat in WHITE print dated  
12 ALLEN SAUER.NOTE - ALL PROPERTY CORNERS MARKED  
WITH IRON RODS UNLESS OTHERWISE NOTED.REF. PLAT BY R.J. SAMPLE DATED DEC. 1985  
RECORDED BK. BG., PG. 132, CHARLESTON RMC

Register Name Conveyance

**SARGENT**... your single source of responsibility for  
all ARCHITECTURAL HARDWARE

US HWY 17 - SAVANNAH HWY 110' R/W



R. J. SAMPLE

I, a registered surveyor of the state of South Carolina, do hereby certify that I have surveyed the property shown herein, that this plat shows the true dimensions of the property, that all necessary markers have been installed, that the property is 1.15500 and the areas are determined by the D-6 method

R. J. Sample

**PLAT OF LAND**

PARCEL C

TO BE SUBDIVIDED  
INTO 2 PARCELSOWNED BY  
**STINSON ASSOCIATES**  
LOCATED  
ST. ANDREWS PARISH  
CHARLESTON COUNTY, S.C.

MARCH 12, 1986

SCALE: 1" = 100'

**R.J. SAMPLE & ASSOCIATES**ENGINEERING & SURVEYING  
2010 Hawthorne Dr. (Suite 2A)  
North Charleston, SC 29418