

**CHARLESTON COUNTY
BOARD OF ZONING APPEALS (BZA)
SUMMARY OF THE OCTOBER 6, 2025 MEETING
4:00 P.M.**

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

Members Present

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

Members Absent

Mr. Robert Siedell and Ms. Shana Smith

Staff Members Present

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

Notification Procedures

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

- September 19th: Site Visits and Postings were completed by this date.
- September 19th: Letters were mailed to property owners within 500' for the alcohol sales request, within 300' for all other requests, and to Parties in interest for all cases. These notifications are above and beyond the state requirements.
- September 19th: Notice of this meeting was published in the *Post and Courier*.

The October 6, 2025 BZA meeting was called to order at 4:00 p.m. by the Chair, Mr. William H. Ray.

Minutes

Mr. Truslow made a motion to approve the September 8, 2025 public hearing meeting minutes. Mr. Neal seconded the motion. The motion carried unanimously.

Mr. AD Jordan and Ms. J. Smith arrived after the vote of the minutes.

New Business

CASE# BZA-08-25-00888

Zachary Winchester ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 2173 Edisto Avenue on James Island in Charleston County (TMS # 343-06-00-094). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Nelson made a motion to approve the Special Exception with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process; (2) The use shall comply with all requirements of Article 6.8; (3) This property shall not be used as a Short-Term Rental for more than 144 days in aggregate during any calendar year; (4) The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance; and (5) The maximum

number of guests allowed shall be limited to (6) six guests. Ms. J. Smith seconded the motion. The motion to approve the application was unanimous and therefore the application was granted with the above referenced conditions.

CASE# BZA-08-25-00889

Eran Maron of MI 1, LLC ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 518 Fleming Road on James Island in Charleston County (TMS # 340-03-00-092). Low Density Residential (R-4) Zoning District standards apply.

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

CASE# BZA-08-25-00890

Janine and Tyler Lacosse ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision Residential (MHS) Zoning District at 1617 Wigeon Lane on James Island in Charleston County (TMS # 331-07-00-086). Low-Density Manufactured Housing Subdivision (MHS) Zoning District standards apply.

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

CASE# BZA-08-25-00891

Austin Franklin of Coastline Builders LLC ("the Applicant" and "Property Owner") filed a Variance request to reduce the required 30' rear setback by 25' to 5' for a proposed swimming pool at 5014 Reese Lane on Johns Island in Charleston County (TMS # 215-00-00-181) Agricultural Residential (AGR) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, Sec. 3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had not been satisfied. Mr. Neal made a motion to deny the Variance request stating that the request does not meet criteria # 6. Mr. Truslow seconded the motion. The motion to disapprove the application was unanimous and therefore it was denied.

CASE# BZA-08-25-00892

Spavarie Taylor ("the Applicant" and "Property Owner") filed a Special Exception request for the placement of two (2) manufactured housing units in the Low Density Residential (R-4) Zoning District at 1418 Ellis Street in the St. Andrews Area of Charleston County (TMS # 351-06-00-069). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.6 Special Exceptions, §3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Special Exception with the following condition: (1) The manufactured homes shall comply with all applicable provisions of Sec. 6.4.24.B of the Charleston County Zoning and Land Development Regulations Ordinance. Mr. Jordan seconded the motion. The motion to approve the application was unanimous and therefore granted with the above referenced condition.

The BZA had a 10-minute recess.

CASE# BZA-08-25-00893

Carol A. Webb ("the Applicant" and "the Property Owner") filed a Special Exception request for the sale of alcoholic beverages onsite (beer and wine) in a restaurant in the Mount Pleasant Overlay (Commercial) Zoning District at 1455 Stuart Engals Boulevard in the East Area of Charleston County (TMS # 559-14-00-014). Mount Pleasant Overlay (Commercial) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.6 Special Exceptions, Sec. 3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Special Exception request with the following condition: (1) The applicant shall comply with all applicable requirements of the State of South Carolina for alcoholic beverage sales and shall provide proof of State approval to Zoning and Planning Staff prior to the issuance of the Zoning Permit. Mr. Brown seconded the motion. The motion to approve the application was unanimous and therefore the application was granted with the above referenced condition.

CASE# BZA-08-25-00894

Tracey Culcleasure and Frederick Culcleasure ("the Applicants" and "the Property Owners") filed a Variance request to reduce the required 50' front/street side setback by 40.2' to 9.8' for an existing unpermitted detached accessory structure (carport) at 532 Society Road in the East Area of Charleston County (TMS # 764-00-00-556). Agricultural Residential (AGR) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, Sec. 3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Ms. J. Smith made a motion to approve the Variance request with the following condition: (1) The applicant shall obtain all required zoning and building permits for the existing, unpermitted detached accessory structure (carport). Mr. Jordan seconded the motion. Mr. Ray, Mr. Brown, Mr. Jordan, Mr. Neal, Mr. Nelson, and Ms. J. Smith voted in favor of the motion. Mr. Truslow voted against the motion. The majority of the members present, and voting (6 to 1) voted in favor of motion and therefore the application was granted with the above referenced condition.

CASE# BZA-09-25-00895

Adrien Green of Grantham Homes LLC ("the Applicant") and Richard A Hocker ("the Property Owner") filed a Variance request to remove a 45" DBH Grand Live Oak Tree for a proposed single-family residence at 2862 Maritime Forest Drive on Johns Island in Charleston County (TMS # 203-12-00-126). Planned Development (PD-27E, Kiawah River Estates) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, Sec. 3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Brown made a motion to approve the Variance request with the following conditions: (1) The applicant shall mitigate the removal of the 45 DBH inches by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal; (2) Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40' of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the *Charleston County Zoning and Land Development Regulations*; and (3) The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees within 40' of disturbance through the duration of construction. The applicant shall provide a copy of the Tree Preservation Plan to Zoning Staff for review and approval prior to Zoning Permit approval for construction. Mr. Nelson seconded the motion. Mr. Ray, Mr. Brown, Mr. Jordan, Mr. Neal, Mr. Nelson, and Mr. Truslow voted in favor of the motion. Ms. S. Smith voted against the motion. The majority of the members present, and voting (6 to 1) voted in favor of motion and therefore the application was granted with the above referenced conditions.

CASE# BZA-09-25-00896

Edward Lamanna ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 1109 Hillside Drive in the St. Andrews Area of Charleston County (TMS # 418-06-00-090). Low Density Residential (R-4) Zoning District standards apply.

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

CASE# BZA-09-25-00897

Jason R. Fabrizio of Rolina Investments, LLC ("the Applicant" and "the Property Owner") filed a Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Special Management (S-3) Zoning District at 2359 Rifle Range Road in the East Area of Charleston County (TMS # 577-00-00-009). Special Management (S-3) Zoning District standards apply.

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

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

Additional Business

The BZA will hear one (1) Old Business case and nine (9) New Business cases at the November 3, 2025 Public Hearing, which will be held in person in Council Chambers beginning at 4:00 p.m. Mrs. Werking reminded the Board members that the annual Continuing Education training is self-study and must be completed by is December 31, 2025.

Adjournment

There being no further business, the board adjourned at 7:27 p.m.

Respectfully submitted,


Jenny J. Werking, AICP
Secretary to the BZA