



## **CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA**

**JULY 7, 2025, 4:00 P.M.**

Notice of this meeting was published in *The Post and Courier* on **June 18, 2025**

A meeting of the Charleston County BZA will be held **Monday, July 7, 2025, at 4:00 p.m., in Council Chambers, 2<sup>nd</sup> Floor, Room 249, Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405**. This hearing is open to the public and will be recorded. The BZA public hearing will be livestreamed (for viewing only) at: [charlestoncounty.org/departments/county-council/cctv.php](https://charlestoncounty.org/departments/county-council/cctv.php)  
The meeting information will be available online at [engage.charlestoncounty.org/BZAPortal](https://engage.charlestoncounty.org/BZAPortal) one week prior to the meeting.

In keeping with the Americans with Disabilities Act, persons needing assistance should contact the County's ADA Coordinator in Human Resources at (843) 958-4700 during regular business hours in advance of the meeting. <https://www.charlestoncounty.org/files/ADA-Citizen-Request-for-Accommodation.pdf?v=570>

### **I. CALL TO ORDER AND INTRODUCTIONS**

### **II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**

### **III. REVIEW AND APPROVE SUMMARY OF JUNE 2, 2025 BZA MEETING**

### **IV. BZA RULINGS FROM JUNE 2, 2025:**

#### **OLD BUSINESS:**

- 1. CASE# BZA-02-25-00843**  
**2173 Welch Avenue – James Island (TMS # 343-06-00-063)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.  
Applicant/Property Owner: Colin Garner of Garner & McCulloch LLC  
Representative: Kimberly Sayre and Justin Hetherington  
**APPROVED WITH CONDITIONS**

## **NEW BUSINESS:**

1. **CASE# BZA-01-25-00842**  
**1951 Stokes Avenue – North Area (TMS # 475-04-00-006)**  
Variance request to waive the required 8' vehicular use perimeter buffer and to waive the required 40' (Type F) land use buffer for an existing salvage yard.  
Applicant: Shaun Stroble of Stroble B&D Scrap Yard  
Property Owner: Donna Stroble  
Representative: Barry Whalen of HLA, Inc.  
Representative: Ross Appel, Esq. of McCullough Khan Appel  
**APPROVED WITH CONDITIONS**
  
2. **CASE# BZA-04-25-00857**  
**1184 Bees Ferry Road, Unit 103 – St. Andrews Area (TMS # 301-00-00-809)**  
**Appeal of an Administrative Decision:** *"Whether the [Charleston County Zoning and Planning Department and/or its Director] decision to grant the Permit [ZONE-03-25-22114 for the interior upfit for "Chillaxe Vapor"] was an abuse of discretion and contrary to the lawful commercial use restrictions of PD-73E."*  
Appellant: LaDon Paige c/o Jessica Monsell, Esq. of the Keibler Law Group LLC  
Property Owner's Representative (Hunt Club Medical LLC): Ross Appel, Esq. of McCullough Khan Appel  
**ADMINISTRATIVE DECISION AFFIRMED**
  
3. **CASE# BZA-04-25-00858**  
**2301 Captain John Hutt Road – Goat Island (TMS # 571-13-00-001)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District.  
Applicant/Property Owner: Benjamin Farmery of Madison-Lansdowne, LLC/Madison Hospitality Services, LLC  
**APPROVED WITH CONDITIONS**
  
4. **CASE# BZA-04-25-00859**  
**1843 S Grimball Road – James Island (TMS # 334-00-00-170)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Special Management (S-3) Zoning District.  
Applicant/Property Owner: Stewart Middleton, Trustee for the Daniel Middleton, Sr. Trust  
**APPROVED WITH CONDITIONS**
  
5. **CASE# BZA-04-25-00860**  
**2046 Sol Legare Road - James Island (TMS # 330-11-00-015)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District.  
Applicant: Arthur Wilder of Heirs Property Sol Legare  
Property Owners: Arthur Wilder and Marlane Wilder of Heirs Property Sol Legare  
**APPROVED WITH CONDITIONS**
  
6. **CASE# BZA-04-25-00861**  
**2521 Highway 17 North – East Area (TMS# 580-14-00-031)**  
Variance request to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-00-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking.  
Applicant/Property Owner: James Duggan of AMDG 17N LP  
Representative: Kyle A. Taylor of Taylor Consulting Group, LLC  
**APPROVED WITH CONDITIONS**

**V. BRIEF THE PUBLIC ON THE BZA'S RULES OF PROCEDURE**

**VI. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY**

**VII. REVIEW THE FOLLOWING REQUESTS:**

**OLD BUSINESS:**

1. **CASE# BZA-04-25-00857**  
**1184 Bees Ferry Road, Unit 103 – St. Andrews Area (TMS # 301-00-00-809)**  
**Appeal of an Administrative Decision:** *“Whether the [Charleston County Zoning and Planning Department and/or its Director] decision to grant the Permit [ZONE-03-25-22114 for the interior upfit for “Chillaxe Vapor”] was an abuse of discretion and contrary to the lawful commercial use restrictions of PD-73E.” The Administrative Decision was Affirmed on June 2, 2025. Request from the Appellant for the BZA to reconsider the case at the next available BZA public hearing.*  
Appellant: LaDon Paige c/o Jessica Monsell, Esq. of the Keibler Law Group LLC  
Property Owner's Representative (Hunt Club Medical LLC): Ross Appel, Esq. of McCullough Khan Appel
2. **CASE# BZA-04-25-00858**  
**2301 Captain John Hutt Road – Goat Island (TMS # 571-13-00-001)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District **was approved with conditions on June 2, 2025. Request from BZA member, Mr. Truslow, for the BZA to reconsider the case at the next available BZA public hearing.**  
Applicant/Property Owner: Benjamin Farmery of Madison-Lansdowne, LLC/Madison Hospitality Services, LLC

**NEW BUSINESS:**

1. **CASE# BZA-05-25-00862**  
**2232 Tomedjan Circle – St. Andrews Area (TMS # 355-11-00-072)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.  
Applicant/Property Owner: Mendy McGuire
2. **CASE# BZA-05-25-00863**  
**1648 Terns Nest Road – James Island (TMS # 331-07-00-167)**  
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision (MHS) Zoning District.  
Applicant/Property Owner: Jon Ory
3. **CASE# BZA-05-25-00864**  
**3329 Habitat Boulevard – Johns Island (TMS # 203-00-00-087)**  
Variance request to reduce:
  - the required 30' rear setback by 19.6' to 10.4' for an existing unpermitted detached accessory structure (24.2' x 24.2' garage); and
  - the required 30' rear setback by 19.4' to 10.6' and the required 15' interior side setback by 4.7' to 10.3' for an existing detached accessory structure (10.3' x 10.3' shed).Applicant/Property Owner: Manuel Montes

**4. CASE# BZA-05-25-00865**

**10165 and 10191 Highway 78 and 3221 Von Ohsen Road – North Area  
(TMS # 388-00-00-116, -118, -119, -139, -163, -177, -178, -443, and -581)**

Variance request to remove three (3) Grand Trees and to encroach a Grand Tree more than twenty-five percent (25%) of the protected root zone area and within a restricted area three times the DBH (Critical Root Zone) for a proposed subdivision (Elms Glen Subdivision, Phase 2).

Applicant/Property Owner: Roger Hunt of Stanley Martin Homes, LLC

Representative: Andrew Todd-Burke of Kimley-Horn

**5. CASE# BZA-05-25-00866**

**2944 Bluff Lane – East Area (TMS # 578-00-00-240)**

Special Exception request for a private stable in the Mount Pleasant Overlay (Residential Area) Zoning District.

Applicant: Celina Goins of Master Home Builder LLC

Property Owner: Jose de Jesus Navarro

**6. CASE# BZA-05-25-00867**

**2141 Edisto Avenue – James Island (TMS # 343-06-00-107)**

Variance request for a proposed single-family residence addition to encroach within a restricted area three times the DBH (Critical Root Zone) of a 73.5" DBH Grand Live Oak Tree.

Applicant/Property Owner: George Michael Rentz Jr.

Representative: James Schulze of Discovery Development Group

**VIII. ADDITIONAL BUSINESS**

1. Next BZA Meeting: August 4, 2025
2. 2025 Continuing Education Training Update

**IX. ADJOURNMENT**