



CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

JANUARY 5, 2026, 4:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **December 19, 2025**

A meeting of the Charleston County BZA will be held **Monday, January 5, 2026, at 4:00 p.m., in Council Chambers, 2nd 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. The meeting information will be available online at 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 DECEMBER 1, 2025 BZA MEETING

IV. BZA RULINGS FROM DECEMBER 1, 2025:

NEW BUSINESS:

1. CASE# BZA-10-25-00907

1527 S Pinebark Lane – St. Andrews Area (TMS # 353-15-00-011)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.

Applicants/Property Owner: Eran Maron of MI 2, LLC

APPROVED WITH CONDITIONS

2. CASE# BZA-10-25-00908

3291 Walter Drive – Johns Island (TMS # 277-08-00-011)

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: Eran Maron of MI 2, LLC

APPROVED WITH CONDITIONS

3. CASE# BZA-10-25-00914

1521 S Pinebark Lane – St. Andrews Area (TMS # 353-15-00-012)

Variance request to allow the removal of a 40-inch DBH Grand Sand Live Oak Tree located within the Richardson Road Right-of-Way to facilitate the subdivision of TMS # 330-12-00-068 into two (2) lots.

Applicant: Heather Hall of Windy City Construction, LLC

Property Owner: Gretchen Gintz

DENIED

4. CASE# BZA-10-25-00915

Richardson Road Right-of-Way – James Island (near TMS # 330-12-00-067)

Variance request to allow the removal of a 40-inch DBH Grand Sand Live Oak Tree located within the Richardson Road Right-of-Way to facilitate the subdivision of TMS # 330-12-00-068 into two (2) lots.

Applicant: Bryan Heatherly of HH Action LLC

SUSPENDED ON ADVICE OF COUNSEL

5. CASE# BZA-10-25-00916

Von Ohsen Road Right-of-Way – North Area (on TMS # 388-00-00-160 and near TMS # 388-00-00- 078, - 081, -082, -083, -086, -093, -112, -117, -162, -180, and -580)

Variance request to allow the removal of fifteen (15) Grand Trees located within the Von Ohsen Road Right-of-Way for a proposed roadway widening project, including the undergrounding of existing overhead power lines and the construction of curb and gutter.

Applicant: Roger Hunt of Stanley Martin Homes

Representative: Andrew Todd-Burke of Kimley-Horn

SUSPENDED ON ADVICE OF COUNSEL

6. CASE# BZA-10-25-00909

1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area (TMS # 578-00-00-155)

Special Exception request for a Major Utility Service (expansion of an existing electrical substation) in the Mount Pleasant Overlay (Residential) Zoning District.

Applicant/Property Owner: Willy Taylor, PE of Dominion Energy South Carolina, Inc.

Representative: Taylor Reeves of Stantec Consulting Services Inc.

APPROVED WITH A CONDITION

7. CASE# BZA-10-25-00910

1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area (TMS # 578-00-00-155)

Variance request to allow more than one curb cut per 250 feet of frontage (permitting the existing curb cuts to remain) and to waive the requirement to install a sidewalk along the site frontage, in connection with the existing and proposed expansion of the electrical substation.

Applicant/Property Owner: Willy Taylor, PE of Dominion Energy South Carolina, Inc.

Representative: Taylor Reeves of Stantec Consulting Services Inc.

APPROVED WITH CONDITIONS

8. CASE# BZA-10-25-009011

1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area (TMS # 578-00-00-155)

Variance request to reduce the required 25-foot vegetated buffer by 10 feet, resulting in a 15-foot buffer, in connection with the existing and proposed expansion of the electrical substation.

Applicant/Property Owner: Willy Taylor, PE of Dominion Energy South Carolina, Inc.

Representative: Taylor Reeves of Stantec Consulting Services Inc

APPROVED WITH CONDITIONS

9. CASE# BZA-10-25-00912

1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area (TMS # 578-00-00-155)

Variance request to allow an 8.5-foot chain-linked fence within the required right-of-way landscape buffer to secure both the existing and proposed expansion of the electrical substation.

Applicant/Property Owner: Willy Taylor, PE of Dominion Energy South Carolina, Inc.

Representative: Taylor Reeves of Stantec Consulting Services Inc.

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:

NEW BUSINESS:

1. CASE# BZA-11-25-00917

1976 Wild Wing Lane – James Island (TMS # 331-07-00-108)

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: Addison Matthews Andrews

2. CASE# BZA-11-25-00918

2121 Bradham Road – James Island (TMS # 341-00-00-038)

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: Sepehr Karimi

3. CASE# BZA-11-25-00919

2128 Bradham Road – James Island (TMS # 341-00-00-023)

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: Eran Maron of MI 2, LLC

4. CASE# BZA-11-25-00920

2125 Saint Lukes Drive – James Island (TMS # 343-01-00-122)

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: Thomas A Kozlik

5. CASE# BZA-11-25-00921

1919 Savannah Highway – St. Andrews Area (TMS # 350-05-00-056)

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 p.m.

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

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: February 2, 2026, 4:00 p.m.

IX. ADJOURNMENT