



**Case # BZA-04-25-00858**  
**Charleston County BZA Meeting of June 2, 2025**

**Applicant/Property Owner:** Benjamin Farmery of Madison-Lansdowne, LLC/Madison Hospitality Services, LLC

**Property Location:** 2301 Captain John Hutt Road – Goat Island

**TMS#:** 571-13-00-001

**Zoning District:** Natural Resource Management (NR) Zoning District

**Request:** Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District.

**Requirement:**

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.3 NR, Natural Resource Management District, Sec. 4.3.2 Use Regulations states, "Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District."*

*Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.16 Natural Resource Management Special Purpose District, B. Goat Island, states, "For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards..."*

*Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses states, "An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance." Sec. 6.1.6 Table 6.1-1 Use Table indicates that Short-Term Rentals, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District is a use type allowed only if it complies with use-specific conditions of (Article 6.8 Short-Term Rentals) all other applicable regulations of this Ordinance and is approved by the BZA as a Special Exception.*



## CHAPTER 4 | BASE ZONING DISTRICTS

### ARTICLE 4.3 NR, NATURAL RESOURCE MANAGEMENT DISTRICT

#### Sec. 4.3.1 Purpose and Intent

The NR, Natural Resource Management Zoning District implements the Conservation Management policies of the *Comprehensive Plan*.

#### Sec. 4.3.2 Use Regulations

Uses allowed for properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be in accordance with the Use Regulations of [CHAPTER 6](#). Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

#### Sec. 4.3.3 Development Standards

Development on properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be subject to the Density/Intensity and Dimensional Standards included in Table 4.3.3 below. The Density/Intensity and Dimensional Standards for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

Table 4.3.3, NR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended



## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.16 NATURAL RESOURCE MANAGEMENT SPECIAL PURPOSE DISTRICT

A. **Dewees Island.** The uses listed below shall be the only uses allowed on Dewees Island. All uses included below are Uses Allowed by Right as defined in [CHAPTER 12, Definitions](#), of this Ordinance. Accessory Uses and Structures shall be allowed pursuant to [ARTICLE 6.5, Accessory Uses and Structures](#). The Density/Intensity and Development requirements for such uses shall comply with the Dewees Island Architectural and Environmental Design Guidelines in effect at the time of development application submittal. Written documentation of the Dewees Island Architectural Review Board and/or Property Owners Association approval shall be submitted as part of each permit, approval, and development application, as applicable, provided, however, that written documentation of the Dewees Island Property Owners Association approval is required as part of each short-term rental permit application. The following uses are allowed by right on Dewees Island:

1. All community, administrative, utility, and other structures or uses existing at the time of enactment of this amendment [10/29/2024];
2. Single-Family Detached Dwellings;
3. Short-Term Rental use of Single-Family Detached Dwellings.
  - a. For the purposes of this Section, short-term rental use shall mean rentals for intervals of 29 days or less, provided, however, no occupancy status or residency condition is required and provided further, the maximum number of days for a dwelling that may be so rented is 56 days in the aggregate per calendar year, not including short-term rentals between the dwelling owner and a Dewees Island property owner; and
  - b. Each dwelling used as a short-term rental shall comply with the requirements of Art. 6.8, Short-Term Rentals, as they apply for Limited Home Rentals with the exception of the occupancy status requirements, parking requirements, and maximum number of rental days as described above.
4. Clubhouse or community buildings, including the Huyler House. Short-Term Rental use of the Huyler House shall be allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this Ordinance shall not apply; however, the use shall comply with all other applicable sections of this Ordinance and other County Ordinances. For the purposes of this Section, Short-Term Rental use shall mean rentals for intervals of 29 days or less regardless of: (1) the occupancy status of the property; and (2) whether rental fees are charged or other forms of compensation are offered or required.
  - a. The Huyler House shall only be rented to Dewees Island property owners and their guests and guests of the Dewees Island Property Owners Association (POA);
  - b. Rental of the Huyler House shall only be advertised through the POA intranet site and shall not be marketed or advertised through any other means including, but not limited to, online advertisements or advertisements through rental agencies, realtors, brokers, or other third party entities;
  - c. There is no cap on the number of days the Huyler House can be rented per calendar year;
  - d. A STRP Zoning Permit shall be required to establish the Short-Term Rental use of the property. Administrative review shall be required to establish the use and the following requirements apply:
    1. The Building Inspection Services Department may require a building safety inspection and/or Building Permit;
    2. A minimum of four parking spaces are required. The location of the required parking shall be indicated and parking agreements necessary to facilitate off-site parking shall be submitted with the STRP Zoning Permit application; and
    3. Each room where tenants may lodge shall contain a notice providing the following information:
      - a. Contact information for the owner of the property;
      - b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;
      - c. Trash collection location and schedule; and
      - d. Fire and emergency evacuation routes.
  - e. Once the STRP Zoning Permit is issued, a Business License must be obtained;



- f. The STRP Zoning Permit must be renewed by December 31st of each year or the existing STRP Zoning Permit will expire. The STRP Zoning Permit will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director. The STRP Zoning Permit annual renewal application must include:
  - 1. The STRP Zoning Permit renewal application fee; and
  - 2. A notarized affidavit signed by the property owner stating that the STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the requirements of this Section.
- g. A new STRP Zoning Permit application must be filed if the aforementioned requirements are not met.
- h. Notwithstanding the provisions of [CHAPTER 11](#) of this Ordinance, the STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, the STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no Business License for the property, the STRP is being advertised or marketed on the POA intranet site in a manner not consistent with this Section, the advertisement of the STRP does not include the County issued Zoning Permit Number and Business License Number, the STRP is being advertised on a platform other than the POA intranet site, or the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use.
- i. If the STRP Zoning Permit is administratively revoked, the STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of [CHAPTER 3, ARTICLE 3.13](#), of this Ordinance.

Once the STRP Zoning Permit and/or Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application must be submitted in accordance with this Section.

- 5. Nature Exhibition, including but not limited to the use of the Landings Building for multiple purposes;
- 6. Major Utility Service and related operations limited to that owned and operated by Dewees Utility Corporation and/or its successors;
- 7. Administrative or Business Offices for the Dewees Island Property Owners Association and Dewees Utility Corporation;
- 8. Helicopter pad for emergency services;
- 9. Communications Tower that is not leased for commercial purposes;
- 10. Water Transportation;
- 11. Community Dock;
- 12. Dockage spaces for boats of owners staying on the island;
- 13. Maintenance, repair or other operational services for boats of owners or guests staying on the Island; and
- 14. Fire station, fire prevention, and safety.

**B.**

#### **Goat Island.**

For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R

-  
4 Zoning District standards, provided that only one  
Principal Dwelling  
Unit shall be allowed per  
Lot

and the following requirements shall apply:

- 1. The dimensional standards listed in Table 5.16, *Dimensional Standards*, below shall be met:



**Table 5.16**  
**Dimensional Standards**

Minimum Lot Area	Minimum Front/Street Side Setback	Minimum Interior Side Setback
18,000 sq. ft.	10 Feet	15 Feet

2. One Accessory Dwelling Unit shall be allowed per Zoning Lot;
3. The combined heated square footage of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.

(Ord. No. [2316](#), 10/29/2024)

Effective on: 10/29/2024, as amended



## CHAPTER 6 | USE REGULATIONS

### ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

#### Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in [CHAPTER 12, Definitions](#), of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

#### Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

#### Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

#### Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

#### Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#), of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

#### Sec. 6.1.6 Table 6.1-1, *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			ZONING 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	
	Dwelling, Single-Family Attached										S	S	C	C		C	C	C	C		C		C	Sec. 6.4.2 Sec. 6.4.31
SHORT-TERM RENTAL																								
	Short-Term Rental Property: Limited Home Rental (LHR)			C	C	C	C	C	C	C	C	C	C											Art. 6.8
	Short-Term Rental Property: Extended Home Rental (EHR)						S	S		S	S		S											Art. 6.8
SINGLE-FAMILY DWELLING																								
	Dwelling Unit, Single-Family Detached	A	A	A	A	A	A	A	A	A	A	A	A	C		C	C	C	C	C	C	C	C	Sec. 6.4.25
OTHER RESIDENTIAL USES																								
	Transitional Housing												S			A	S	S	S		A			
	Child Caring Institution			S	S	S	S	S	S	S	S	S	S											
	Emergency Shelter										C	A	C			C	A	A		A	C	A	Sec. 6.4.38	
	Affordable and Workforce Dwelling Unit					C	C	C	C	C	C	C	C			C	C	C	C	C	C		C	Sec. 6.4.19
	Group Residential			S	S	S	S	S	S		S	S												
	Farm Labor Housing			S	S	S	S	S																Sec. 6.4.9
CIVIC/INSTITUTIONAL																								
COURTS AND PUBLIC SAFETY																								
	Courts of Law			A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	
	Correctional Institution																						A	
	Parole Office or Probation Office															A							A	
	Safety Service			A	A	A	A	A	A	A	A	A	S	A		A	A	A	A	A	A	A	A	
DAY CARE SERVICES																								
	Adult Day Care Services				S	S	S	S	S	S	S	S	S			A	S	S	A	A	A	A	A	
	Family Home				C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	Sec. 6.4.29
	Group Home				A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
	Child Care Center										S	S	S	S		A	A	A	A	A	A	A	A	
	Day Camp															A		A	A	A	A		A	
DEATH CARE SERVICES																								
	Cemetery		A	A	A	A	A	C	C	C	C	C	C	S		A	A	A	A	A	A	A	A	Sec. 6.4.53
	Funeral Services															A	A	A	A	A	A	A	A	
EDUCATIONAL SERVICES																								
	Pre-school or Educational Nursery				S	S	S	S	S	S	S	S	S	S		A	A	A	A	A	A	A	A	
	School, Primary				S	S	S	A	A	A	A	A	S			A	A	A	A	A	A	A	A	
	School, Secondary				S	S	S	A	A	A	A	A	S			A	A	A	A	A	A	A	A	



## CHAPTER 6 | USE REGULATIONS

### ARTICLE 6.8 SHORT-TERM RENTALS

#### Sec. 6.8.1 Purpose and Applicability

**A. Purpose.** The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted Short-Term Rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County's neighborhoods. Therefore, after providing many opportunities for public input and following careful study and consideration, County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short-Term Rental Properties (STRPs) within unincorporated Charleston County.

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of Dwellings as STRPs by:

1. Providing for an annual permitting process to regulate STRPs;
2. Balancing the interests of properties that are frequently used in whole or in part by Short-Term Rental Tenants;
3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular Dwelling is located;
4. Providing alternative accommodation options for lodging in residential Dwelling Units; and
5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

#### **B. Applicability.**

1. *Short-Term Rental Types.* The following Short-Term Rentals shall be authorized pursuant to this Article:

- a. STRP, *Limited Home Rental (LHR)*;
- b. STRP, *Extended Home Rental (EHR)*; and
- c. STRP, *Commercial Guest House (CGH)*.

2. *Applicable Zoning Districts.* STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1.1, *Use Table*, applicable Overlay and Special Purpose Zoning District Regulations, and as approved in Planned Development Zoning Districts. Planned Development Zoning Districts that do not specify STRPs as an allowed use must be amended to allow STRPs.

3. *Application.* Applications for STRPs shall be made in compliance with this Article.

4. *Variances.* Variances from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards*, are prohibited.

**C. Registration.** All STRPs require a Zoning Permit and Business License, which must be renewed annually pursuant to this Article.

**D. Compliance with Other Regulations.** All STRPs, including Nonconforming Uses as allowed for in this Article, shall comply with all applicable local, state, and federal rules and regulations.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

#### Sec. 6.8.2 Permitting Processes

**A. Zoning Permit Application.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.

1. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).



2. Completed STRP application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.
3. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.
4. Address and Property Identification Number of the property on which the STRP is located.
5. The type of STRP that is the subject of the application (LHR, EHR, or CGH);
6. Owner-Occupied STRP affidavit, as applicable;
7. The type of Dwelling(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, 6.5.9, Single Family Detached, Duplex, Single Family Attached, Manufactured Housing Unit not located in a Manufactured Housing Park, Triplex, and/or Fourplex, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable. Tents, RVs, boats, sheds, garages, and similar structures shall not be used as STRPs; and
8. The maximum number of bedrooms available at the STRP.

**B. Short-Term Rental Property Site Plan Review Categories.** Notwithstanding the provisions of Art. 3.7, *Site Plan Review*, or this Ordinance, STRPs must complete Site Plan Review as prescribed in this Section based on the Permitting Process provided in Table 6.8.2 prior to obtaining a STRP Zoning Permit. The Building Inspection Services Department may require a building safety inspection and/or Building Permit as a condition of the STRP Site Plan Review approval.

1. *STRP, Administrative Site Plan Review.* Requires a Zoning Permit application, fee, aerial photographs, and photographs of the property. At the discretion of the Zoning and Planning Director, a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking, shall be submitted, and site visits by Zoning and Planning Staff may be required.
2. *STRP, Limited Site Plan Review.* Requires a Limited Site Plan Review application and fee and must include a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking.
3. *STRP, Full Site Plan Review.* Requires compliance with the requirements of Art. 3.7, *Site Plan Review*, of this Ordinance.

**C. Special Exception.** Notwithstanding the provisions of Art. 3.6, *Special Exceptions*, of this Ordinance, the following approval criteria shall apply to STRPs in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:

1. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community; and
2. Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and
3. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.

All other provisions and requirements of Art. 3.6, *Special Exceptions*, shall apply.

**D. Zoning Permit Issuance and Business Licenses.** After a STRP Application has been approved, a STRP Zoning Permit and a Business License must be obtained prior to a property owner offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.

**E. Annual Zoning Permit Renewal.**

1. All STRP Zoning Permits must be renewed annually in compliance with this Article. An application for annual renewal of the Zoning Permit must include:
  - a. The application fee;
  - b. A notarized affidavit signed by the Property owner stating that the type of STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the most recently adopted version of this Article (form of Affidavit provided by the County);. and
  - c. Owner-Occupied STRP affidavit, as applicable.
2. The Zoning and Planning Director may request STRP records including days the STRP was rented, STRP advertising records, STRP rental income, and STRP rental receipts. The records shall be provided to the Zoning and Planning Director within 10 working days from the date requested; otherwise, the STRP Zoning Permit will be denied.
3. The applicant shall file an application for a new STRP Zoning Permit if the aforementioned requirements are not met.



4. If the Zoning and Planning Director determines that the STRP use is not consistent with the Special Exception approval that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new STRP Zoning Permit, including applicable Special Exception and/or Site Plan Review applications and fees, and all requirements in effect at the time of STRP Zoning Permit application submittal shall apply.
5. The owners of all registered STRPs must renew the Zoning Permit for the STRP use by December 31st of each year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director.

**Table 6.8.2, Permitting Process for STRPs [1] [4]**

	Limited Home Rental (LHR) [1]	Extended Home Rental (EHR) [2]	Commercial Guest House (CGH) [1][2]
Applicable Zoning Districts	RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, MHS, and UR (including Goat Island)	AG-8 [3], AGR [3], S-3, R-4, and MHS (including Goat Island)	RO, GO, NC, RC, and CC
Owner-Occupancy Requirements	Must comply with the Owner-Occupied Short-Term Rental Property definition contained in this Ordinance.	None	None
Maximum Number of Days STRPs May be Rented (note: days apply per Lot and not per Dwelling)	72 days in the aggregate per calendar year	144 days in the aggregate per calendar year	No Limit
Zoning Review Type	STRP, Administrative Site Plan Review	STRP, Limited Site Plan Review, and Special Exception	STRP, Full Site Plan Review [2]

**Table Notes:**

1. The following shall apply to all STRP types:
  - a. A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.
  - b. A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.
  - c. Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.
2. If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.
3. EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver's license or other government issued identification.
4. See Art.5.16, Natural Resource Management Special Purpose Zoning District, for short-term rental uses on Dewees Island.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

## **Sec. 6.8.3 General Standards**

### **A. Use Limitations and Standards.**

1. Legally permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when they are located on the same property; however, Accessory Structures shall not be used as STRPs.
2. Parking for Short-Term Rental Tenants shall be in compliance with Sec. 9.3.2, *Off-Street Parking Schedule A*, of this Ordinance.
3. Signage advertising STRPs is prohibited in Residential Zoning Districts.
4. Dwellings located in Dwelling Groups shall not be used as Short-Term Rental Properties, regardless of the Zoning District in which the Subject Property is located.



**B. Advertising.** Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include the County issued STRP Zoning Permit Number and Business License Number for the current year.

**C. Special Events.** The applicable requirements of Article 6.7, *Special Event Use*, of this Ordinance apply.

**D. Short-Term Rental Property Tenant Notices.** Each STRP must contain a Short-Term Rental Tenant notice posted in each room where Short-Term Rental Tenants may lodge. The notice must provide the following information:

1. Contact information for the owner of the STRP;
2. STRP Zoning Permit and Business License Numbers for the current year;
3. Trash collection location and schedules, if applicable; and
4. Fire and Emergency evacuation routes.

Effective on: 11/8/2017, as amended

#### **Sec. 6.8.4 Enforcement and Violations**

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- A. Notwithstanding the provisions of [CHAPTER 11, Violations, Penalties, and Enforcement](#), of this Ordinance, a STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. However, a STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no current Business License for the property, the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use, or the advertisement for the STRP does not include the County issued STRP Zoning Permit Number and Business License Number for the current year.
- B. If a STRP Zoning Permit is administratively revoked or an application for a STRP Zoning Permit is administratively denied, a STRP owner (or authorized agent) may appeal the Zoning and Planning Director's administrative decision revoking or denying the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of [CHAPTER 3, Article 3.13](#), of this Ordinance.
- C. Once a County-issued STRP Zoning Permit and/or a Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application may be filed and all requirements, processes, and fees in effect at the time of the STRP Zoning Permit application submittal shall apply.

Effective on: 10/26/2017, as amended

#### **Sec. 6.8.5 Amortization of Nonconforming STRPs**

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The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to terminate a nonconformity by specifying the period or periods in which the nonconformity is required to cease or be brought into compliance pursuant to S.C. Code Ann. Section 6-29-730 (2007).

Therefore, if a Dwelling was legally used as a STRP prior to July 24, 2018, the Dwelling may continue as a Nonconforming Use pursuant to [CHAPTER 10, Nonconformities](#), of this Ordinance until July 24, 2023 to allow for the recovery or amortization of the investment in the Nonconforming Use, after which the Nonconforming Use as a STRP shall terminate.

During the amortization period, all Nonconforming STRPs must comply with all other requirements of this Article as is reasonably possible, including but not limited to, making an application for a Short-Term Rental Permit. Exceptions will be made for restrictions on maximum number of rental days, special exceptions use conditions, owner occupancy status, or use subject to conditions.

Not less than 60 days before the end of the amortization period, the owner of the Dwelling may request a special exception to the amortization period. All requests shall be made to Board of Zoning Appeals in writing, and all decisions shall be subject to the provisions of Art. 3.6 of the ZLDR except for Art. 3.6.1 and Art. 3.6.5.

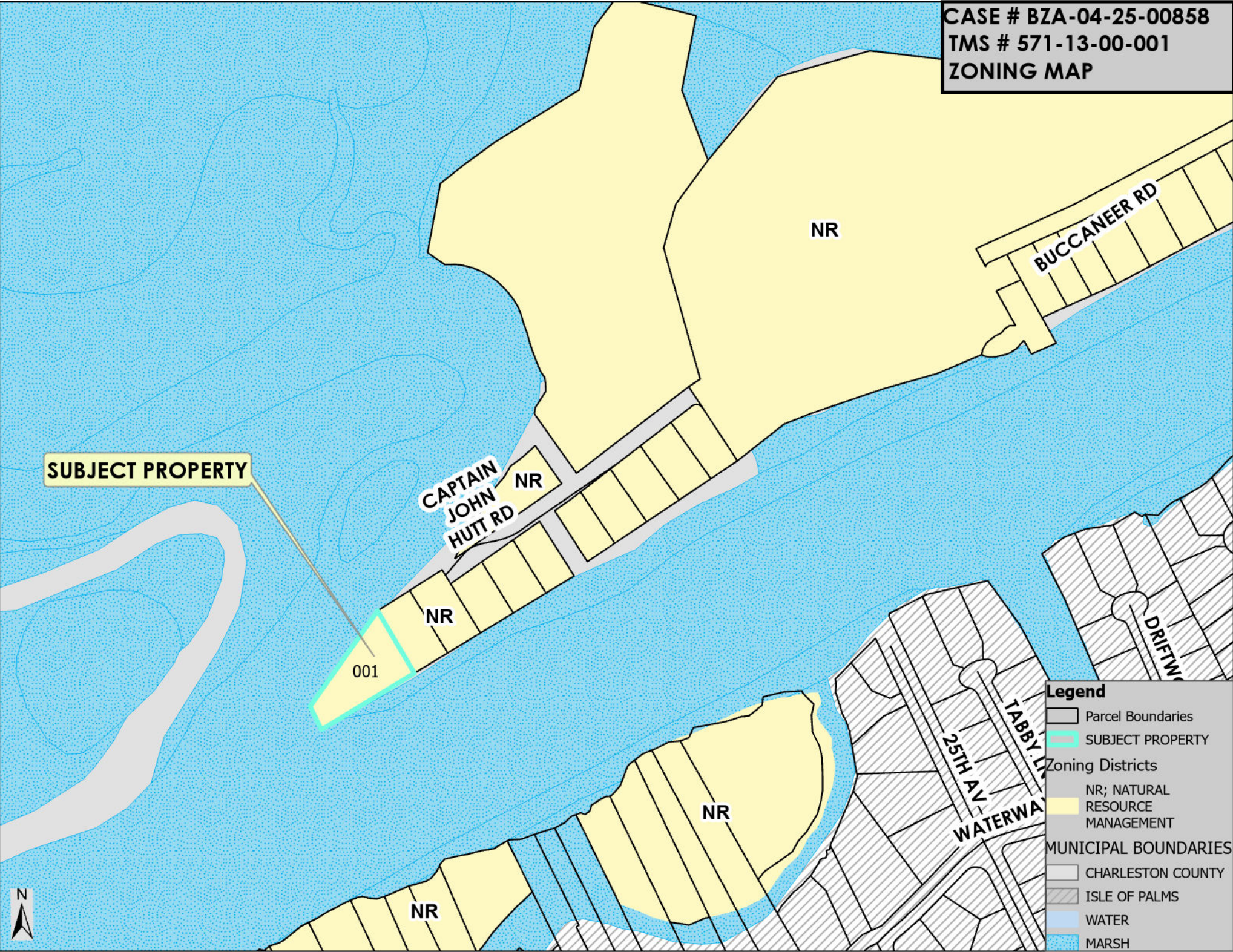
The Board of Zoning Appeals may grant an extension of the time of the amortization period if the owner of the Nonconforming STRP proves that he is unable to recoup his investment in such property by the conclusion of the amortization period.

**Criteria and Findings.** In determining whether to grant an extension of the amortization period for a Nonconforming STRP, and in determining the appropriate length of such an extension, the Board of Zoning Appeals shall consider the following factors:



- A. The gross income and expenses from the Nonconforming STRP since the use began;
- B. The amount of the property owner's investment in the Nonconforming STRP prior to July 24, 2018;
- C. The amount of such investment that has been or will have been realized at the conclusion of the five-year amortization period;
- D. The present actual and depreciated value of the property and improvements;
- E. The applicable Internal Revenue Service depreciation schedule;
- F. The total length of time the Nonconforming Use has existed;
- G. The existence or nonexistence of lease obligations, as well as any contingency clauses permitting termination of such lease;
- H. The remaining value and allowed uses of the property after discontinuing the Nonconforming Use;
- I. The ability of the property owner to change the use to a conforming use;
- J. The effects of the Nonconforming Use on the surrounding area;
- K. The extent to which the Nonconforming Use is incompatible with surrounding uses and properties;
- L. The interference with or threat to the public health, safety, and welfare of the community; and
- M. Any other factor the Board of Zoning Appeals reasonably determines is related to determining whether the investment in the Nonconforming Use has been recovered.

The Board of Zoning Appeals shall receive and consider evidence presented by the Applicant, and shall make findings that the amortization period it establishes is reasonable in view of the evidence and the criteria set forth above.



SUBJECT PROPERTY

CAPTAIN  
JOHN  
HUTT RD

BUCCANEER RD

DRIFTW

25TH AV  
TABBY LN  
WATERWAY

**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
  - NR; NATURAL RESOURCE MANAGEMENT
- MUNICIPAL BOUNDARIES
  - CHARLESTON COUNTY
  - ISLE OF PALMS
  - WATER
  - MARSH

CASE # BZA-04-25-00858  
TMS # 571-13-00-001  
RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-04-25-00858  
TMS # 571-13-00-001  
AERIAL MAP

CAPTAIN JOHN HUTT RD

SUBJECT PROPERTY

001



CASE # BZA-04-25-00858  
TMS # 571-13-00-001  
AERIAL MAP

SUBJECT PROPERTY

CAPTAIN JOHN HUTT RD



**Case # BZA-04-25-00858**

**BZA Meeting of June 2, 2025**

**Subject Property: 2301 Captain John Hutt Road – Goat Island**

**Proposal: Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District.**



05/15/2025

# Subject Property



# Subject Property



# Surrounding Properties



**Staff Review:**

The applicant and property owner, Benjamin Farmery of Madison-Lansdowne, LLC, is requesting a Special Exception to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District at 2301 Captain John Hutt Road (TMS # 571-13-00-001) on Goat Island in Charleston County.

The subject property and surrounding properties are located in the Natural Resource Management (NR) Zoning District. The property contains a single-family residence that was constructed in 1994 per Charleston County records. There is also a seawall and dock that were rebuilt in 2023 per Charleston County records. The applicant would like to rent four (4) bedrooms. There are no cars on Goat Island. Parking will be provided at the property owner's office in the Wild Dunes Yacht Harbor parking lot off 41<sup>st</sup> Avenue near the Isle of Palms Marina. The maximum number of guests allowed will be eight (8). The property is not owner occupied; therefore, the property is not eligible for Limited Home Rental (LHR).

ZLDR defines "Owner-Occupied Short-Term Rental Property" as "A property with a Dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation, and which is occupied by the record owner of the Subject Property who has designated the Subject Property as his/her legal residence subject to the legal assessment ratio according to the records of the County Assessor's Office and who:

- A. Has designated the Subject Property as his/her legal voting address; or
- B. Has designated the Subject Property as the address on his/her driver's license or other government issued identification."

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.3 NR, Natural Resource Management District, Sec. 4.3.2 Use Regulations states, "Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District."

Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.16 Natural Resource Management Special Purpose District, B. Goat Island, states, "For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards..."

Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses states, "An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance." Sec. 6.1.6 Table 6.1-1 Use Table indicates that Short-Term Rentals, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District is a use type allowed only if it complies with use-specific conditions of (Article 6.8 Short-Term Rentals) all other applicable regulations of this Ordinance and is approved by the BZA as a Special Exception.

The applicant's letter of intent states, "We are submitting an application to provide a STR on this Goat Island property. Our plan is to rent this property up to 120 days per year. This property is conveniently located on the southern point of Goat Island. Ample boat docking space is available."

Staff conducted a site visit on May 15, 2025. Please review the attachments for further information regarding this request.

**Article 6.8 Short-Term Rentals, Sec. 6.8.2 Permitting Processes, C. Special Exception:** Notwithstanding the provisions of Art. 3.6, *Special Exceptions*, of this Ordinance, the following approval criteria shall apply to STRPS in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:

§6.8.2C.(1): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

**Response:** **The proposed Short-Term Rental Property (STRP) use may be compatible with existing uses in the vicinity and may not adversely affect the general welfare or character of the immediate community. The applicant's letter of intent states, "Short-Term Extended Home Rentals are permissible for this property. Several other properties on Goat Island offer STRs. There is no HOA, parking, or other similar restrictions. This property offering STRs will not adversely affect the Goat Island community." Therefore, the request may meet this criterion.**

§6.8.2C.(2): *Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and*

**Response:** **Adequate provisions have been made and/or exist for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors. The applicant's letter of intent states, "This property has recently had a new sea wall constructed around 400 feet of the property. A new six (6) foot fence was built to separate this property from our only immediate neighbor. Ample space to dock. Trash is removed after each stay. Local police and fire have been notified of our intent to rent this property." Therefore, the request may meet this criterion.**

§6.8.2C.(3): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.*

**Response:** **The applicant is currently in the STRP, Limited Site Plan Review process to ensure the property is in compliance with the applicable requirements of this Ordinance and to coordinate with other pertinent regulatory agencies including Revenue Collections (Business License) and Building**

**Inspection Services.** In addition, the applicant's letter of intent states, *"Our research and discussions with the county indicate that this property complies with all applicable rules, regulations, laws, and standards of this ordinance. There are no use conditions, zoning district standards, or applicable STRP Site Plan Review requirements that this property does not meet."* Therefore, the request may meet this criterion.

All other provisions and requirements of Art. 3.6, *Special Exceptions*, shall apply.

**Board of Zoning Appeals' Action:**


According to Article 3.6 *Special Exceptions*, Sec. 3.6.5B. of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), *"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."*

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-04-25-00858 [Special Exception to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Natural Resource Management (NR) Zoning District at 2301 Captain John Hutt Road (TMS # 571-13-00-001) on Goat Island in Charleston County], based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. **The Board may modify any of Staff's recommended conditions below, including but not limited to restricting the number of days the STR may be rented.** In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

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.**



**SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM RENTAL, EXTENDED HOME RENTAL**  
**Charleston County Board of Zoning Appeals (BZA)**

<b>Property Information</b>			
Subject Property Address: <u>2301 Captain John Hutt Road Isle of Palms, SC</u>			
Tax Map Number(s): <u>571-13-00-001</u>			
Current Use of Property: <u>Second Home</u>			
Proposed Use of Property: <u>Short Term Rental, Extended Home Rental</u>			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): <u>Benjamin Farmerly</u>			
Name of Company (if applicable): <u>Madison-Lansdowne, LLC / Madison Hospitality Svcs, LLC</u>			
Mailing Address: <u>103 Palm Boulevard, 3A</u>			
City: <u>Isle of Palms</u>	State: <u>SC</u>	Zip Code: <u>29451</u>	
Email Address: <u>benj@madisonhospitality.com</u>		Phone #: <u>(703) 395-9121</u>	
Applicant Signature: 		Date: <u>3/31/2025</u>	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent</b> (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):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <u>NR</u>	Flood Zone: <u>AE-12 (541K)</u>	Date Filed: <u>4/21/25</u>	Fee Paid: <u>\$250</u>
Application #: <u>BZA-04-25-0088</u>	TMS #: <u>571-13-00-001</u>	Staff Initials: <u>jfw</u>	

## 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.)

Submitting application to provide short term rentals on this Goat Island property. Our plan is to rent this property up to 120 days per year. This property is conveniently located on the southern point of Goat Island. Ample boat docking space available.

## Applicant's response to Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 3 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. 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.

Short term, extended home rentals are permissible for this property. Several other properties on Goat Island offer short term rentals. There is no HOA, parking, or other similar restrictions. This property offering short term rentals will not adversely affect the Goat Island Community.

2. Describe what adequate provisions are being made and/or exists, for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors.

This property has recently had a new sea wall constructed around 400' of the property. A new 6' foot fence was built to separate this property from our only immediate neighbor. Ample space to dock. Trash is removed after each stay. Local police and fire have been notified of our intent to rent this property.

3. 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, and applicable STRP Site Plan Review requirements of this Ordinance.

Our research and discussions with the county indicate that this property complies with all applicable rules, regulations, laws, and standards of this Ordinance. There are no use conditions, zoning district standards or applicable STRP Site Plan Review requirements that this property does not meet.

## Jennifer Werking

---

**From:** Benjamin Farmery <benj@madisonhospitality.com>  
**Sent:** Tuesday, April 22, 2025 2:27 PM  
**To:** BZA  
**Cc:** Dana Johnson  
**Subject:** Re: CHS County Board of Zoning Appeals- Special Exception Application for STR Extended Home Rental - Apr 7, 2025, 1:07 PM

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Jenny,

Good afternoon! In anticipation of these questions being asked at the June 2<sup>nd</sup> hearing, please see the answers below.

Parking- we do not anticipate our guests utilizing parking on IOP. In the case they need to, we have private parking in the Wild Dunes Yacht Harbor parking lot off 41st Avenue. We own an office at this location and several boat slips that allow us and our guests access to this private lot.

Trash- all guests are responsible to remove all trash. Our property manager and cleaning crew remove any trash that be left behind.

Goat Island Guest Arrivals- all guests will arrive via boat. We anticipate the boats will be launched from marinas or private docks all over the CHS metropolitan area. Our intention is to only rent to friends and CHS locals that are familiar with the local boating scene.

Property Listing- we do not plan to list the property on VRBO or AirBnB. Our intention is to use our social networks and IOP social media pages. We will develop our own website that our property manager will manage & monitor.

Property Manager- Dana Johnson, dana@madisonhospitality.com, (770) 365-5578; local IOP resident, boating specialist, manages several properties on IOP currently

Neighbors- we only have one direct neighbor, but we have notified all neighbors on Captain John Hutt Road about our intention to rent this property part time. We are located on the southern pointe of Goat Island and have a tree line and 6 foot fence that buffers our house from the neighbors' lot. Our neighbor only uses their property approximately once per month.

Response Time- I live directly across the ICW from this property and Dana lives 7 blocks away so we have easy and quick access to this property. We both have boats located at our house.

Please let me know if you have any questions or require any additional information.

Best Regards,

Benj

Benj Farmery  
Owner/Managing Member  
Madison Hospitality  
c: (703) 395-9121  
e: benj@madisonhospitality.com

---

**From:** BZA <BZA@charlestoncounty.org>  
**Sent:** Monday, April 21, 2025 2:38 PM  
**To:** Benjamin Farmery <benj@madisonhospitality.com>  
**Cc:** Dana Johnson <dana@madisonhospitality.com>; Lee Ziegler <LZiegler2@charlestoncounty.org>; Genesis Clark <GClark3@charlestoncounty.org>  
**Subject:** RE: CHS County Board of Zoning Appeals- Special Exception Application for STR Extended Home Rental - Apr 7, 2025, 1:07 PM

Hello,

Your case, **BZA-04-25-00858**, has been scheduled for the **June 2 BZA Public Hearing pending payment and addendum to the letter of intent due on/by Friday, April 25:**

- **\$250 fee.** To pay the fee online copy and paste this link:  
[https://eplweb.charlestoncounty.org/energov\\_prod/selfservice#/home](https://eplweb.charlestoncounty.org/energov_prod/selfservice#/home)

then enter the invoice # 01220180

- For the addendum to your letter of intent, please watch the YouTube video for Case BZA-12-24-00831, starting at 38 minutes, 37 seconds. This was their most recent STR case on Goat Island.

<https://www.youtube.com/watch?v=976ax51Mv1o&t=23s>

You will see they ask a lot of questions about where cars will be parked on IOP, how they will handle trash, and how guests will arrive on Goat Island etc. They will also want to know where the property will be advertised (VRBO etc.) and if there is a local contact that will be managing the property and available 24/7 if there are any issues. You can submit your answers to these questions via email on/by this Friday.

We will contact you in May to schedule a time you can take us by boat to post the public hearing signs on your property.

Thank you,

Jenny J. Werking, AICP

**From:** Benjamin Farmery <benj@madisonhospitality.com>  
**Sent:** Tuesday, April 15, 2025 6:17 PM  
**To:** BZA <BZA@charlestoncounty.org>  
**Cc:** Dana Johnson <dana@madisonhospitality.com>; Lee Ziegler <LZiegler2@charlestoncounty.org>; Genesis Clark <GClark3@charlestoncounty.org>  
**Subject:** Re: CHS County Board of Zoning Appeals- Special Exception Application for STR Extended Home Rental - Apr 7, 2025, 1:07 PM

## Short-Term Rental Property Zoning Permit Application

Type of Short-Term Rental: Limited Home Rental ☐

Extended Home Rental ☒

Commercial Guest House ☐

### Owner Information

IOP Connected LLC- owner of record  
on initial application

Madison- Lansdowne LLC & Madison Hospitality LLC- new  
owners of record- not updated on county website yet

First Name: Benjamin Last Name: Farnery

Mailing Address: 103 Palm Blvd 3A Isle of Palms, SC 29451

Home/Cell Phone: (703) 395-9121

Email Address: ben@madisonhospitality.com

### Applicant Information (if not being submitted by owner)

First Name: Dana Last Name: Johnson

Mailing Address: 103 Palm Blvd 3A Isle of Palms, SC 29451

Home/Cell Phone: (770) 365-5578

Email Address: dana@madisonhospitality.com

### Short-Term Rental Property Information

Address: 2301 Captain John Hull Road Isle of Palms, SC 29451

TMS #: 571-13-00-001

Zoning: RR NR

Type of Dwelling Unit to be used as a Short Term Rental (e.g. single-family home, principal dwelling unit, accessory dwelling unit etc):

SFH

Maximum Number of Bedrooms to be used for Short-Term Rentals (Note: The use of 5 or more bedrooms for Short-Term Rental purposes may result in the application of building code requirements. Please speak to the Building Inspections Department regarding any potential building code requirements): 4

Number of Parking Spaces Provided Onsite (required parking is 1 space per permitted bedroom plus the required parking for the applicable use):

N/A - GOLF Island - accessible via boat only

Maximum Number of Guest: 8

Maximum Number of Nights the Short-Term Rental Property is Proposed to be Rented Per Year: 125

Is the Short-Term Rental Property Owner Occupied (Circle One):

☐ Yes

☒ No

**Notes:**

- After receiving a Zoning Permit for a Short-Term Rental – Limited Home Rental, a Business License must be obtained prior to offering, advertising, or providing Short-Term Rental Properties for lodging.
- The advertisement of a Short-Term Rental shall include the County issued Zoning Permit Number and Business License Number.
- Tax Assessments of the property may change due to its partial use as a Short-Term Rental Property. Please contact the County Assessor's Office on 843-958-4100 for further information regarding this.
- Zoning Permits for all Short-Term Rentals must be renewed annually, on or before December 31<sup>st</sup> of each year (see the Short-Term Rental Property zoning requirements contained in the Charleston County Zoning and Land Development Regulations Ordinance for details)..
- The property owner is responsible for contacting the Charleston County Building Services Department (843-202-6930) to ensure the Short-Term Rental Property complies with all Charleston County Building Code requirements. This will include applying for and receiving a Building Safety Permit.
- See the Charleston County Zoning and Land Development Regulations Ordinance for all Short-Term Rental Property Zoning requirements.

By signing this application, I certify that I understand and will comply with the Short-Term Rental Property requirements contained in the Charleston County Zoning and Land Development Regulations Ordinance, and that all required information has been submitted and is accurate.

Property Owner Signature (required):



Date: 2/14/2025

Applicant Signature (if not the owner):



Date: 2/14/2025

**OFFICE USE ONLY**

Amount Received \_\_\_\_\_ Cash? ☐ Check? ☐ # \_\_\_\_\_ Invoice Number \_\_\_\_\_

Permit Specialist/Planner's Signature \_\_\_\_\_

Date \_\_\_\_\_

**SHORT-TERM RENTAL ZONING PERMIT APPLICATIONS FEES**

a. **Short-Term Rental Permit: Limited Home Rental (LHR)**  
Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.

\$100.00 Zoning fee.

b. **Short-Term Rental Permit: Extended Home Rental (EHR)**  
Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for EHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.

\$200.00 Zoning Fee.

c. **Short-Term Rental Permit: Commercial Guest House (CGH)**  
Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.

\$300.00 Zoning Fee.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCORDED-CORM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME, BY DELINEATING THE PERMIT AUTHORITY OF SCORDED-CORM, SCORDED-CORM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE (5) YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

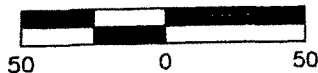
#### LEGEND

IPF IRON PIPE FOUND, OPEN END  
(DIAMETER AS NOTED)  
WIF WITNESS IRON FOUND (#5 REBAR)  
CP COMPUTED POINT

#### NOTES

- 1) REFERENCE PLAT BOOK L, PAGE 13.
- 2) TMS # 571-13-00-001
- 3) PROPERTY OWNED BY:  
IOP CONNECTED LLC
- 4) ELEVATIONS BASED ON:  
NAVD 88

SCALE: 1" = 50'

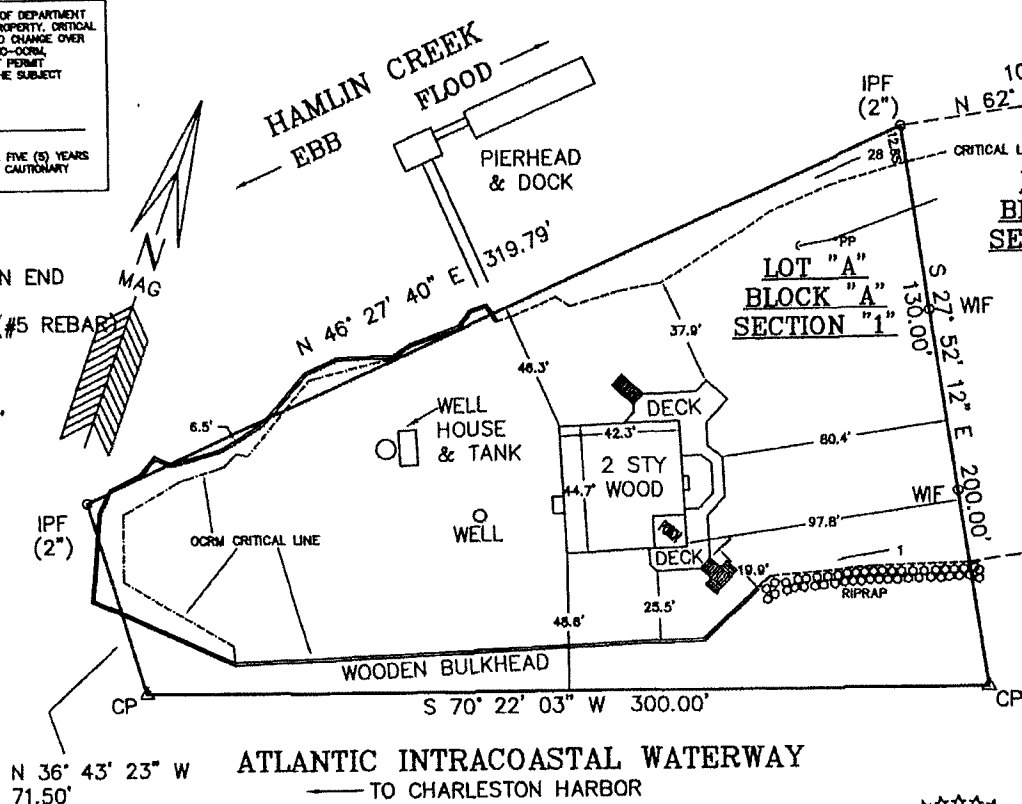


SUBJECT PROPERTY LOCATED IN  
FLOOD ZONE AE ELEV.12  
FIRM PANEL 45019C-0541-K  
DATED JANUARY 29, 2021

JOHN E WADE JR RLS  
7 34TH AVENUE  
ISLE OF PALMS  
SOUTH CAROLINA, 29451  
(843) 729-0875

wadsur@yahoo.com

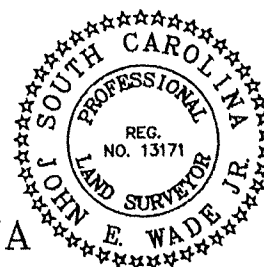
187-93M



LINE NO.	BEARING	DIST
1	= S 68° 48' 01" W	33.56'
2	= S 48° 09' 40" W	63.63'
3	= S 68° 16' 03" W	22.62'
4	= S 67° 48' 47" W	54.63'
5	= S 67° 54' 58" W	89.88'
6	= N 25° 23' 43" W	6.00'
7	= N 79° 34' 02" W	46.08'
8	= N 19° 23' 11" W	23.77'
9	= N 41° 12' 43" E	24.22'
10	= N 53° 18' 35" E	16.77'
11	= N 23° 23' 31" E	6.35'
12	= N 84° 03' 54" E	4.20'
13	= N 20° 12' 35" E	35.14'
14	= N 56° 37' 27" E	30.86'
15	= N 37° 40' 52" E	7.27'
16	= N 50° 34' 38" E	18.71'
17	= N 18° 34' 23" E	6.65'
18	= N 31° 53' 32" E	3.66'
19	= S 33° 50' 35" E	6.15'
20	= N 33° 28' 13" E	6.60'
21	= N 47° 06' 09" E	16.89'
22	= S 76° 01' 02" E	3.91'
23	= N 53° 59' 36" E	18.21'
24	= N 59° 59' 21" E	14.68'
25	= N 38° 35' 09" E	33.81'
26	= N 35° 34' 37" E	11.75'
27	= N 47° 06' 34" E	23.13'
28	= N 53° 02' 05" E	28.89'

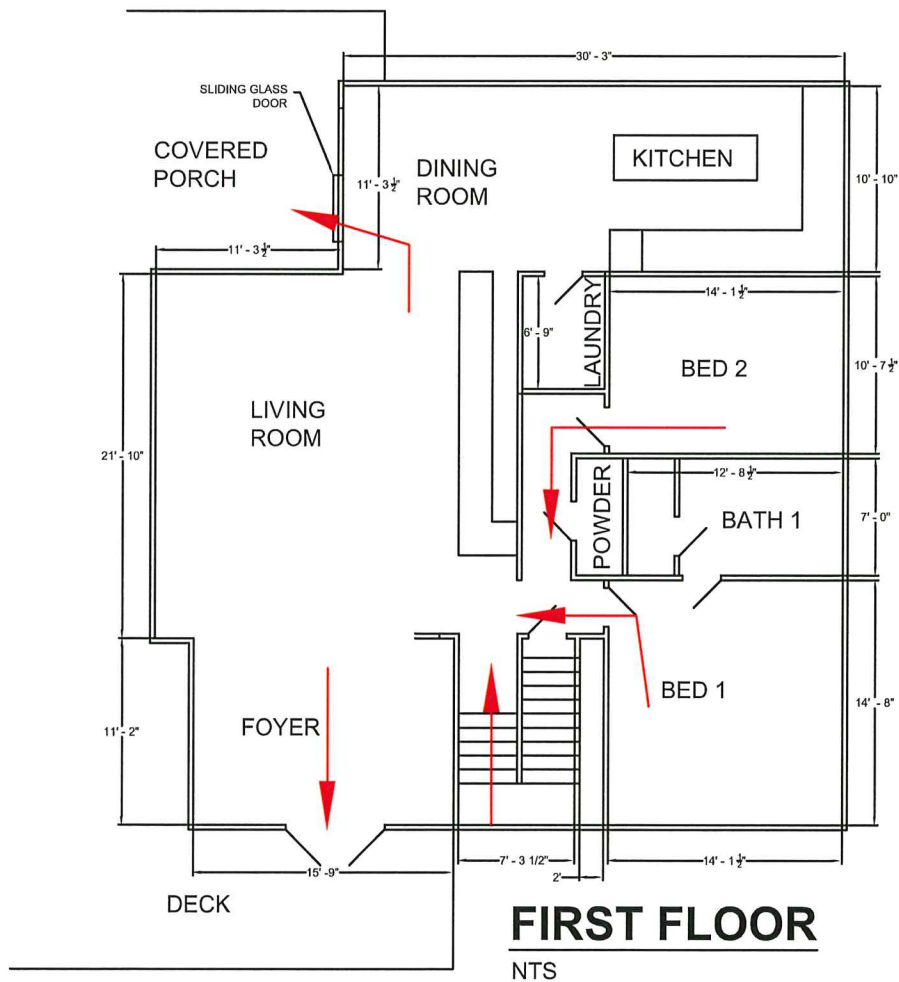
2301 CAPTAIN JOHN HUTT ROAD  
LOT A SECTION 1  
JOLLY ROGER ESTATES  
BIG GOAT ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 23, 2020  
REVISED: 9-8-2023 NEW CRITICAL LINE



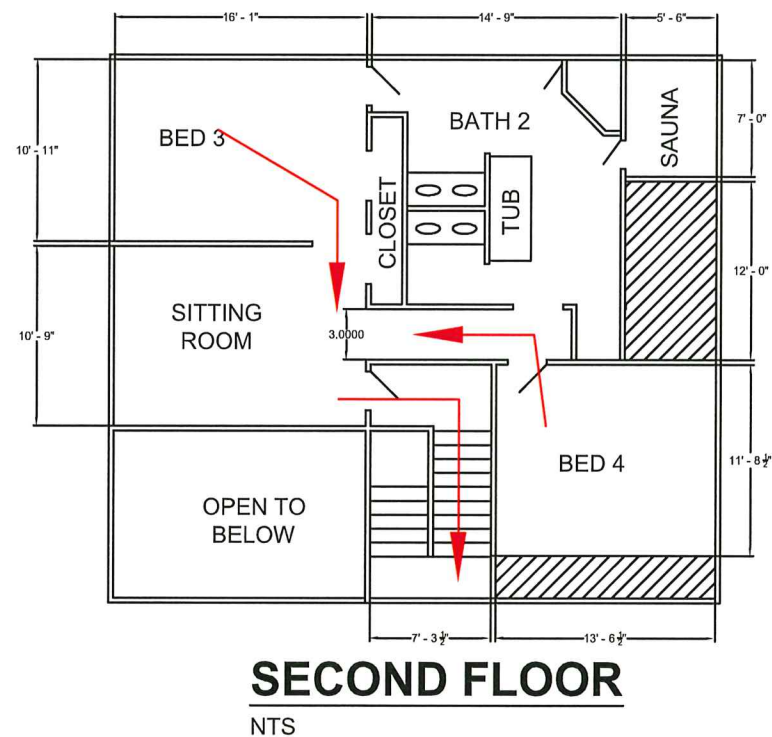
"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

JOHN E. WADE JR., RLS.  
SOUTH CAROLINA REG. NO. 13171



**Tenant Notice:**

1. Zoning Permit Number: TBD
2. In case of an emergency, proceed to one of two ingress/egress points noted on the schematic below and notify local authorities.
3. Emergency Contact Information:
  - 3.1. Isle of Palms Police Department 843-896-6522
  - 3.2. Isle of Palms Fire Department 843-896-4410
  - 3.3. Property Owner: Benjamin Farmery 703-395-9121
  - 3.4. Property Manager: Dana Johnson 770-365-5591
4. There is no trash removal service on Goat Island. Tenants are responsible to remove all trash at checkout.



# GOAT LOCO

