



## **Case # BZA-04-25-00860**

**Charleston County BZA Meeting of June 2, 2025**

**Applicant/Property Owner:** Arthur Wilder, Trustee of the Arthur and Marlane Wilder Trust

**Property Location:** 2046 Sol Legare Road – James Island

**TMS#:** 330-11-00-015

**Zoning District:** Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District

**Request:** 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.

**Requirement:**

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.13 Sol Legare Community Overlay Zoning District (SL-O), Section 5.13.5 Use Regulations, A. Table 5.13.5, Sol Legare Community Overlay Zoning District Use Table indicates that Short-Term Rentals, Extended Home Rentals (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District is a use allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions (Article 6.8, Short-Term Rentals). The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, 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 Special Management (S-3) 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 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.13 SOL LEGARE COMMUNITY OVERLAY ZONING DISTRICT (SL-O)

#### Sec. 5.13.1 Statement of Findings

The SL-O, Sol Legare Community Overlay Zoning District, is located on the southern end of James Island in the Urban/Suburban Area of the County, just north of Folly Beach. The community is wholly located in unincorporated Charleston County and is bordered by Kings Flat Creek on the south; the Stone River on the west; and Holland Island Creek on the north. The sole access into the community is from Folly Road. The community was established during the Reconstruction Era and prospered in the twentieth century, becoming known as a prominent African-American community with roots in the Gullah Geechee culture. The land use Development is unique in Sol Legare, due to the use of long-lot Farm Parcels which maximize the Frontage along both the Roadway and adjacent waterways. The historic value of the community and associated Development patterns was documented in the *2016 Charleston County Historic Resources Survey Update*, and this overlay intends to preserve and enhance the historical Development patterns.

Beginning in 2013, planning staff worked with community members to identify planning and zoning issues. This input helped form the *Urban/Suburban Cultural Community Protection* Future Land Use designation, which is implemented by this Overlay Zoning District. Furthermore, the feedback gathered from community members at a series of public meetings from 2013 – 2017 led to the creation of the *Sol Legare Community Plan*, which is adopted concurrently with this Overlay Zoning District and supports the provisions of this Article, as Strategy 2.1 of the Plan states, “*Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an Overlay Zoning District, as applicable.*” The Plan further explains the community planning process and needs assessment, and includes additional strategies to achieve the community’s vision for the future. The Plan also describes the planning and zoning issues addressed by this Overlay Zoning District in greater detail, including the inability to subdivide properties due to inflexible subdivision standards, the lack of flexibility in land uses traditionally seen in the community (such as commercial uses in the historic Mosquito Beach area, community-oriented uses such as Farmers’ Markets or Community Gardens, and Home Occupations), and the threat to community character as new Development is often times inconsistent with the scale and design of existing Structures.

#### Sec. 5.13.2 Purpose and Intent

The purpose and intent of the SL-O is to implement the Charleston County Comprehensive Plan by creating an overall vision for the future of the Sol Legare Community that protects and promotes the culture and unique development patterns of the existing historic community; preserves low Density residential development and traditional commercial uses; and sustains the area’s strong sense of community by supporting community-oriented land uses. This vision is a reflection of the needs expressed by the Residents of the Sol Legare Community, and the SL-O strives to preserve the existing character of the area while allowing additional flexibility to subdivide and develop property. The SL-O also provides for the re-establishment of commercial uses in locations traditionally known as commercial hubs in the community, while also expanding opportunities for Home Occupations.

#### Sec. 5.13.3 Effect of the Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control except as otherwise noted.

#### Sec. 5.13.4 Applicability

The standards of this Article shall apply to all Development within the SL-O as described in this Article and as shown on the map titled “Sol Legare Community Overlay Zoning District.”

#### Sec. 5.13.5 Use Regulations



**A. Table 5.13.5, Sol Legare Community Overlay Zoning District Use Table.** Table 6.1.6-1, *Use Table*, does not apply to properties in the SL-O. Table 5.13.5 lists the uses allowed in the areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

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

**B. Prohibited Uses.** The following uses are prohibited on all Parcels in the SL-O include: Transitional Housing; Consumer Goods Rental Centers; Vehicle Sales; Tattoo Facility; Indoor/Outdoor Shooting Range; Firearm Sales; Stable, Commercial; and Billboard uses.

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

TABLE 5.13.5: Sol Legare Community Overlay Use Table			
	Residential Area	Commercial Area	Condition
AGRICULTURAL USES			
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING AND SUPPORT			
Animal Aquaculture		C	Sec. 6.4.1
Apiculture (Bee Keeping)		A	
Animal and Insect Production	C	C	Sec. 6.4.1
Horticultural Production	A	A	
Winery		C	Sec. 6.4.21
FORESTRY AND LOGGING			
Bona Fide Forestry Operation	C	C	Sec. 6.4.23
STABLE			
Stable, Private	S	C	Sec. 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES			
Roadside Stand; Sweetgrass Basket Stand	C	C	Sec. 6.4.8
Community Garden	A	A	
RESIDENTIAL			
Assisted Living	S	S	
Duplex	C	C	Sec.5.13.5.D.4
Dwelling Group	C	C	Sec.5.13.5.D.5
Child Caring Institution	S	S	
Manufactured Housing Unit	S	S	Sec.5.13.5.D.6
Single-Family Detached Dwelling Unit	A	A	
Affordable and Workforce Dwelling Unit	C	C	Sec. 6.4.19
Short-Term Rental Property, Limited Home Rental (LHR)	S	C	Art. 6.8
Short-Term Rental Property, Extended Home Rental (EHR)	S	C	Art. 6.8
Mixed Use Development		A	
CIVIC / INSTITUTIONAL			
COURTS AND PUBLIC SAFETY			
Court of Law	A	A	
Safety Services	A	A	



# **ZONING AND LAND DEVELOPMENT REGULATIONS**

---





### Map 5.13





## 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	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	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			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**

---

- 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**

---

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:

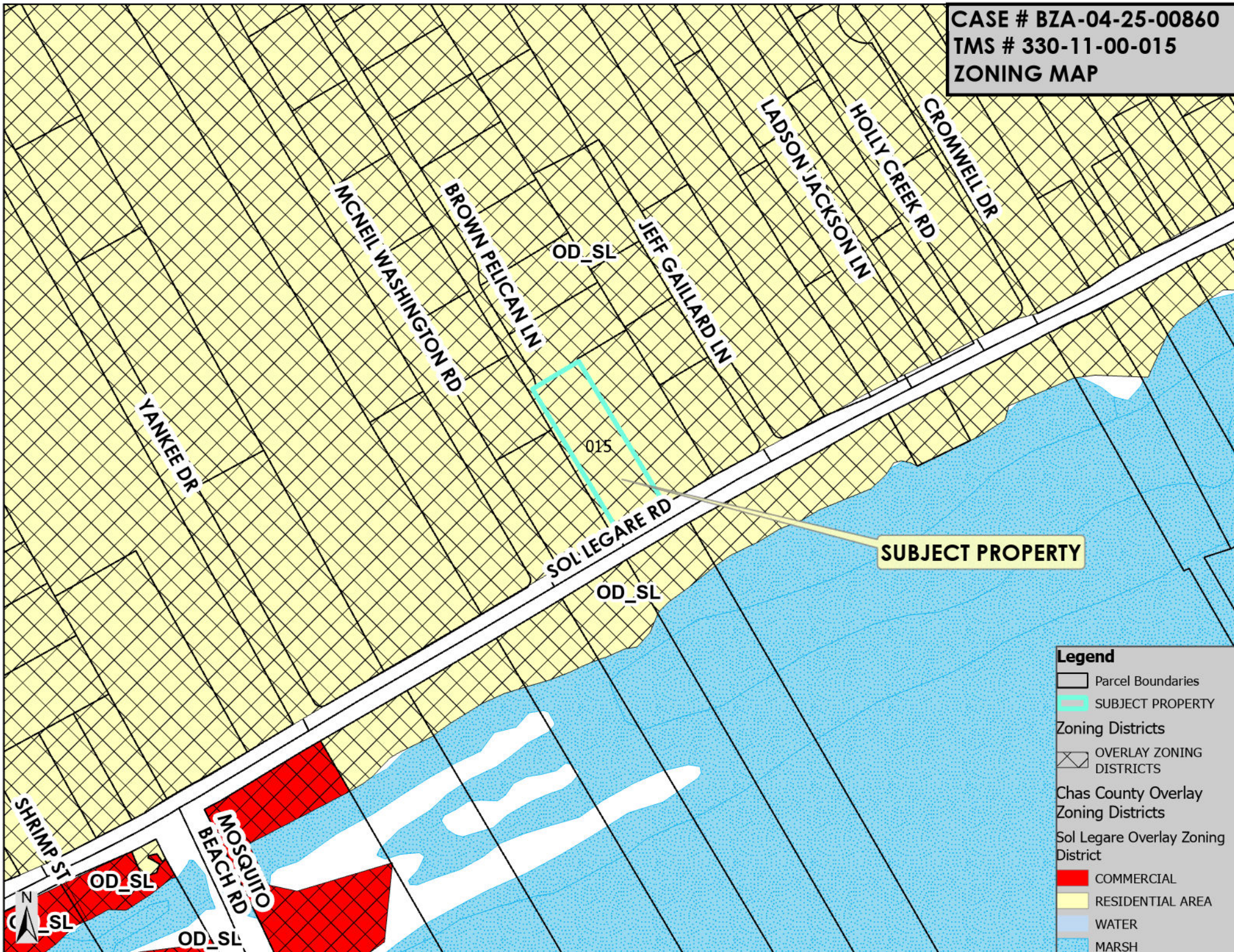


- A. The gross income and expenses from the Nonconforming STRP since the use began;
- B. The amount of the property owner's investment in the Nonconforming STRP prior to July 24, 2018;
- C. The amount of such investment that has been or will have been realized at the conclusion of the five-year amortization 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.



CASE # BZA-04-25-00860  
TMS # 330-11-00-015  
ZONING MAP



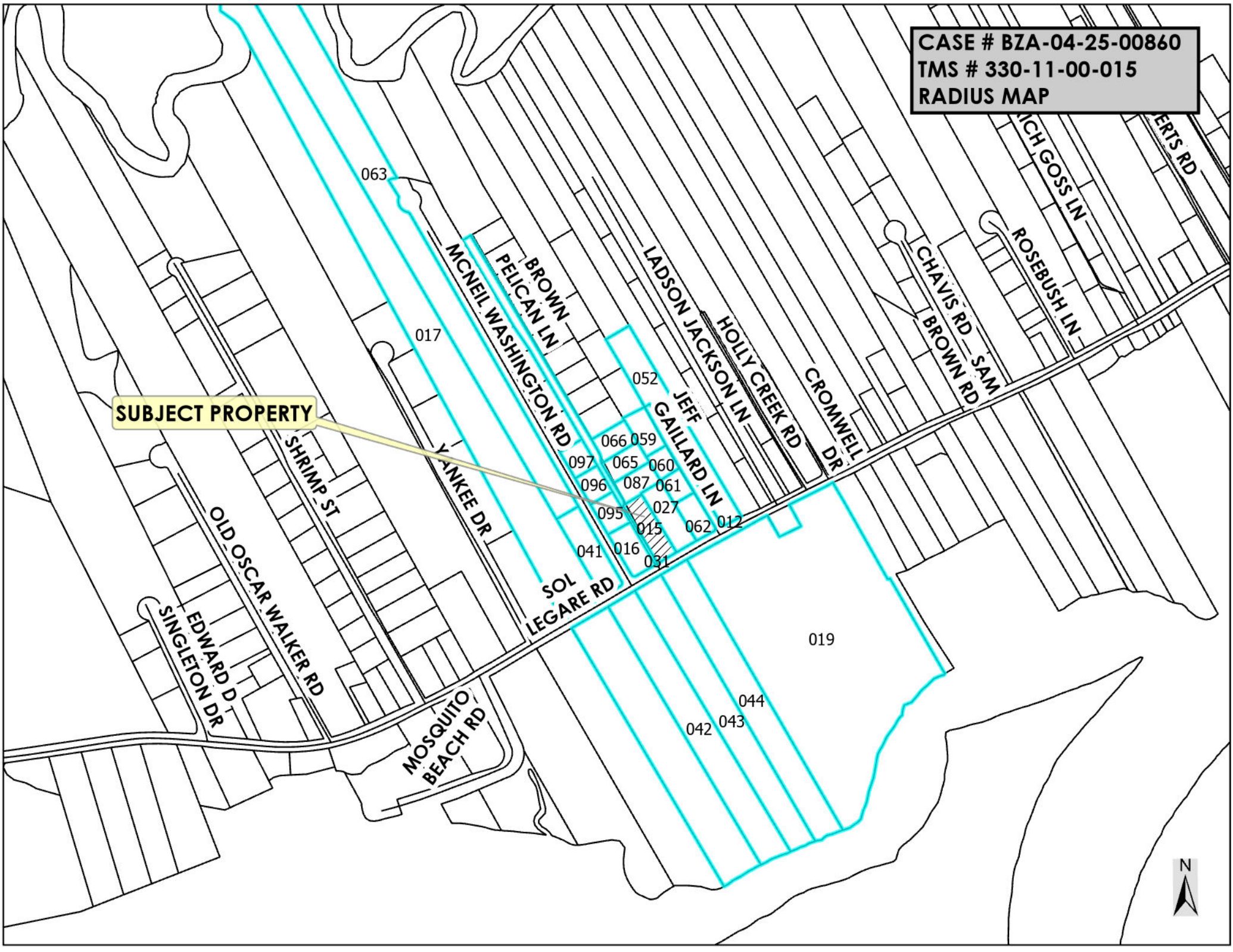
**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
- OVERLAY ZONING DISTRICTS
- Chas County Overlay Zoning Districts
- Sol Legare Overlay Zoning District
- COMMERCIAL
- RESIDENTIAL AREA
- WATER
- MARSH



CASE # BZA-04-25-00860  
TMS # 330-11-00-015  
RADIUS MAP

SUBJECT PROPERTY





CASE # BZA-04-25-00860  
TMS # 330-11-00-015  
AERIAL MAP

SUBJECT PROPERTY

BROWN PELICAN LN

MCNEIL WASHINGTON RD

SOLLEGARE RD





CASE # BZA-04-25-00860  
TMS # 330-11-00-015  
AERIAL MAP

SUBJECT PROPERTY

MCNEIL WASHINGTON RD

BROWN PELICAN LN

JEFF GALLARD LN

SOLLEGARE RD





**Case # BZA-04-25-00860**

**BZA Meeting of June 2, 2025**

**Subject Property: 2046 Sol Legare Road – James Island**

**Proposal: Special Exception request to establish a Short-Term Rental, Extended Home Rental (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District.**





# Subject Property



- ❑ Single Family Residence and Parking



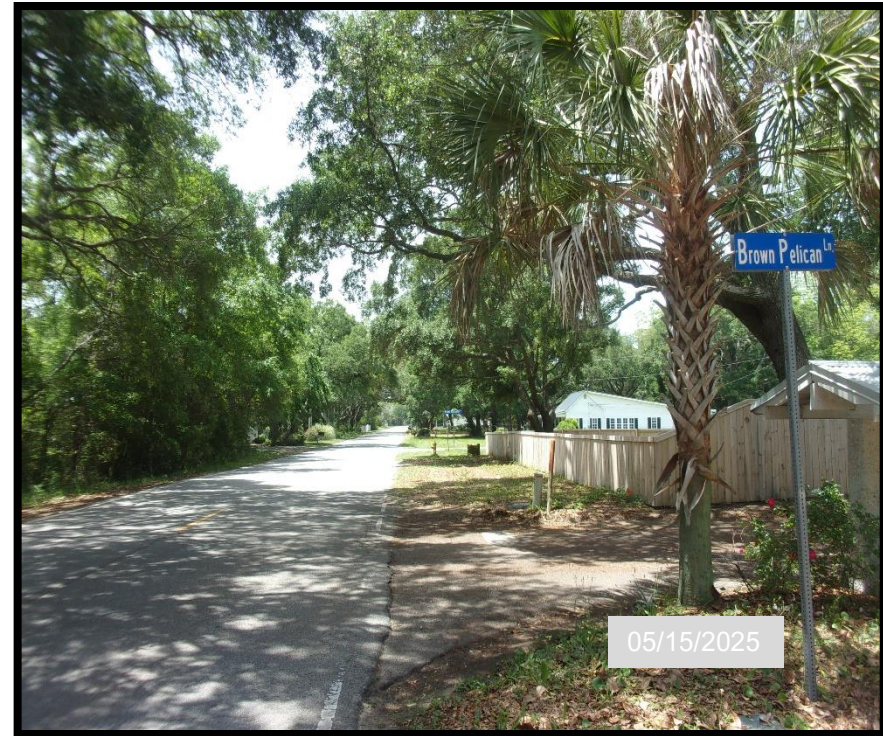


# Surrounding Properties





# Sol Legare Road



**Staff Review:**

The applicant and property owner, Arthur Wilder, Trustee of the Arthur and Marlaine Wilder Trust, is requesting a Special Exception to establish a Short-Term Rental, Extended Home Rental (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District at 2046 Sol Legare Road (TMS # 330-11-00-015) on James Island in Charleston County. The subject property and surrounding properties are in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District.

The property is 0.61-acres and contains a single-family residence with five (5) bedrooms that was constructed in 1959 per Charleston County records. The applicant would like to rent three (3) bedrooms and will provide five (5) parking spaces pursuant to the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)* parking requirements. The maximum number of guests allowed will be ten (10). The property is owner occupied, and the owner obtained a Limited Home Rental permit in 2024 that has since expired.

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 applicant's letter of intent states, "Our proposal is to convert my parents' full-time residence of over twenty (20) years into a part-time residence and short-term rental, so they can still use it as their home, as well as a hub for family functions, reunions, neighborhood gatherings, and to finish filming a documentary. Although my parents have moved in with my sister for ongoing medical and memory care, they want and need the flexibility to come home to Sol Legare to visit family who own large portions of property in the Sol Legare community, to settle heirs' property allotment, and to finish filming a documentary about the family, Gullah-Geechee language and culture, and life on James Island."

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.13 Sol Legare Community Overlay Zoning District (SL-O), Section 5.13.5 Use Regulations, A. Table 5.13.5, Sol Legare Community Overlay Zoning District Use Table indicates that Short-Term Rentals, Extended Home Rentals (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District is a use allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions (Article 6.8, Short-Term Rentals). The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), 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 Special Management (S-3) 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.

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

**Art. 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception:** Notwithstanding the provisions of Art. 3.6, Special Exceptions, of this Ordinance, the following approval criteria shall apply to STRPS 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, "Three (3) ways that the proposed use of our family home is compatible with existing uses in the vicinity are:**

- 1) There are other STRs in the area and that would make this residence compatible with the existing uses in the area.**
- 2) This proposed STR gives more opportunity for prospective renters to use local facilities and attractions such as the Sol Legare boat ramp (Battery Island Landing), Mosquito Beach, and the Sol Legare community center.**
- 3) The proposed STR gives the immediate community the opportunity to have alternative lodging in residential dwelling units nearby for family and friends, and for others to experience a part of Charleston's history.**

**Three (3) ways that this proposed use will not adversely affect the general welfare or character of the community are:**

- 1) No immediate neighbors: Facing the home, the neighbor to the left is separated by a road and a six (6)- eight (8) foot fence which affords them privacy. The neighbors to the right are recently deceased and their relatives live out of state. The neighbors behind the subject property have a good distance from the home and a barrier of trees and bushes.**
- 2) The house will stay as a single-family home and is limited to ten (10) guests. This will restrict large groups and parties from happening on the property.**
- 3) There is a local, licensed, property management company that will oversee the rental and cleanup process. They can also screen applicants according to prior STR rental history."**

**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, "Adequate measures are in place to prevent adverse impacts on the surrounding neighborhood, including but not limited to: Trash control: A scheduled trash collection service will be in place with secure, animal-resistant containers provided to guests. Noise management: Clearly posted quiet hours (10 PM-8 AM) and noise guidelines will be included in the guest welcome materials and enforced through rental agreements. Parking: The property provides sufficient off-street parking in accordance with County requirements to avoid overflow onto public or private roadways. Guest screening and rules: All guests will be required to agree to strict house rules regarding occupancy limits, parties, and respectful use of the property. Safety: Smoke detectors, fire extinguishers, and emergency contact information will be available and maintained in accordance with building safety standards." 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, "As the applicant for an EHR zoning permit, I affirm that the proposed STR will comply fully with all applicable requirements outlined in article 6.8 of the ZLDR. The property is located in a zoning district where EHRs are permissible, subject to approval. A complete zoning permit application has been submitted. The dwelling is a permitted residential structure, and only the principal dwelling will be used for STR purposes- no non-dwelling structures (RVs, tents, or accessory structures) will be utilized. The number of bedrooms made available for short-term rental complies with all occupancy and safety standards, and the home meets applicable building, fire, and zoning codes. The STR will be professionally managed by a licensed, locally based rental management company that currently oversees a portfolio of vacation rentals on Folly Beach and throughout Charleston County. Their experience ensures that operations are handled responsibly, guest behavior is monitored, and any issues are promptly addressed. Their local presence also allows for immediate response to any concerns from neighbors or the County. We are committed to ensuring that this EHR operates in full compliance with Charleston County's regulations while being a respectful, well managed addition to**

***the neighborhood.*** 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, Section §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-04-25-00860 [Special Exception to establish a Short-Term Rental, Extended Home Rental (EHR) in the Sol Legare Community Overlay (Residential Area, Special Management [S-3]) Zoning District at 2046 Sol Legare Road (TMS # 330-11-00-015) on James 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>2046 Sol-Legare Rd Charleston, SC 29912</u>			
Tax Map Number(s): <u>3301100015</u>			
Current Use of Property: <u>Second Home</u>			
Proposed Use of Property: <u>Short Term Rental</u>			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): <u>Arthur Wilder</u>			
Name of Company (if applicable): <u>Heirs Property Sol Legare</u>			
Mailing Address: <u>8650 Crystal View Ln</u>			
City: <u>Flagstaff</u>	State: <u>Arizona</u>	Zip Code: <u>86004</u>	
Email Address: <u>artwilder@gmail.com</u>		Phone #: <u>(928) 202-0824</u>	
Applicant Signature: <u>[Signature]</u>		Date: <u>4/17/2025</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): <u>Arthur Wilder, Marlaire Wilder</u>			
Name of Company (if applicable, LLC etc.): <u>Heirs Property Sol Legare</u>			
Property Owner(s) Mailing Address: <u>155 Fiddlers Ridge</u>			
City: <u>Fayetteville</u>	State: <u>GA</u>	Zip Code: <u>30214</u>	Phone #: <u>(843) 810-6073</u>
Property Owner(s) Email Address: <u>arthurthomaswilder@gmail.com</u>			
Property Owner(s) Signature: <u>Arthur Wilder</u> <u>Marlaire Wilder</u>			Date: <u>04/17/2025</u>
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <u>4/21/25</u>	Flood Zone: <u>AE-10 (686H)</u>	Date Filed: <u>4/21/25</u>	Fee Paid: <u>\$250</u>
Application #: <u>BZA-04.25 00860</u>	TMS #: <u>330-11-00-015</u>	Staff Initials: <u>[Signature]</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.)*

See Attachment A

### **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.

See Attachment B

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.

See attachment C

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.

See attachment D

## Attachment A

Our proposal is to convert my parents full-time residence of over 20 years into a part time residence and short term rental so they can still use it as their home, as well as a hub for family functions, reunions, neighborhood gatherings, and to finish filming a documentary.

Although my parents have moved in with my sister for ongoing medical and memory care, they want and need the flexibility to come home to Sol-Legare to visit family who owns large portions of property in the Sol-Legare community to settle heirs property allotment, and to finish filming a documentary about the family, Gullah-Geechee language and culture, and life on James Island. The following links to videos and websites demonstrate the ongoing work of documentation as well as my parents connection to the community history, and culture of Sol-Legare.

Documentary filming taking place inside my parents home; the subject property

<https://historyofsollegareisland.com/>

STR Additional documentation to show that my parents have been and will continue to be an asset to the community on Sol-Legare and are actively working to document and preserve its history and culture

Seashore Farmers' Lodge Episode 1 of 2 - My dad helped rebuilt and refurbish the Lodge Hall ,is a current member, and can be seen in various clips alongside his brothers and cousins

<https://www.youtube.com/watch?v=zt4HAmu-oHk>

Seashore Farmers' Lodge Episode 2 of 2

<https://www.youtube.com/watch?v=fpd7toPpwzw>

Arthur Wilder pictured under the title, "History Comes Full Circle" and mentioned by name under the title, Preservation Efforts"

<https://artsandculture.google.com/story/the-seashore-farmers-lodge-preserving-the-past-to-educate-the-future-international-african-american-museum/HAWxdXPoKWQHIw?hl=en>

My father has donated to and done work to rebuild/repair the Sol-Legare Community Center pictured on this website:

<https://www.sol-legarecommunity.org/about/history>

Instagram:

My father on set while his sisters are interviewed about a family owned barrier island called Taylor Island.

<https://www.instagram.com/p/CsrHlrPpyEq/?hl=en>

Sol-Legare resident and landowner Arthur Thomas Wilder surveys the development of the neighboring barrier islands.

<https://www.instagram.com/p/CYKTI-4AE4Z/?hl=en>

This clip from the Taylor Island footage of how people communicated on Sol Legare, "Field hollers" stem from the oral tradition of West Africa

<https://www.instagram.com/p/CiUvnSQAa2J/?hl=en>

Arthur Wilder's Sit down interview with Charleston County Public Library

<https://www.youtube.com/watch?v=9qA2KneVP9s>

## Attachment B

Three ways that the proposed use of our family home is compatible with the existing uses in the vicinity are as follows:

- 1) There are other STRs in the area and that would make this residence compatible with the existing uses in the area.
- 2) This proposed STR gives more opportunity for prospective renters to use local facilities and attractions such as the Sol Legare Boat Ramp (Battery Island Landing) Mosquito Beach, and the Sol-Legare Community Center.
- 3) The Proposed STR gives the immediate community the opportunity to have alternative lodging in residential dwelling units nearby for family and friends, and for others to experience a part of Charleston's history.

Three ways that this proposed use will not adversely affect the general welfare or character of the community are:

- 1) No immediate neighbors: Facing the home, the neighbor to the left is separated by a road, and a 6'-8' fence which affords them privacy. The neighbors to the right are recently deceased and their relatives live out of state. The neighbors behind the subject property have a good distance from the home and a barrier of trees and bushes.
- 2) The house will stay a single family home and is limited to 10 guests. This will restrict large groups and parties from happening on the property.
- 3) There is a local, licensed, property management company that will oversee the rental and clean up process and they can screen applicants according to prior STR rental history.



## Attachment C

The home has proper, county approved setbacks and additionally, it is not located within 50 feet of any other living structure.

Although the site plan shows the living structure coming to the property line, there is 10' setback between the edge of the living structure and the property line as well as a Prescriptive Easement by way of the driveway pictured below.

Note that the Oak tree is on the subject property and not the neighbor's property. (See attached pictures)

There are buffers from other properties: Fencing and trees on the West side as well as a road and the neighbor's 6'-8' fence to provide privacy.

On the North side there is a fence and many trees between the subject property and the neighbor's home.

On the South side, across the street, there is vacant land and a creek which makes it difficult to build on in the future.

On the East side, there is a prescriptive easement, the adjacent home is currently unoccupied, and is at least 100' feet away from the subject property which makes noise pollution less likely.

Below are measures that will be put in place to prevent adverse impacts on the surrounding neighborhood, also stated in attachment D:

**Trash control:** A scheduled trash collection service will be in place with secure, animal-resistant containers provided to guests.

**Noise management:** Clearly posted quiet hours (10 PM–8 AM) and noise guidelines will be included in the guest welcome materials and enforced through rental agreements.

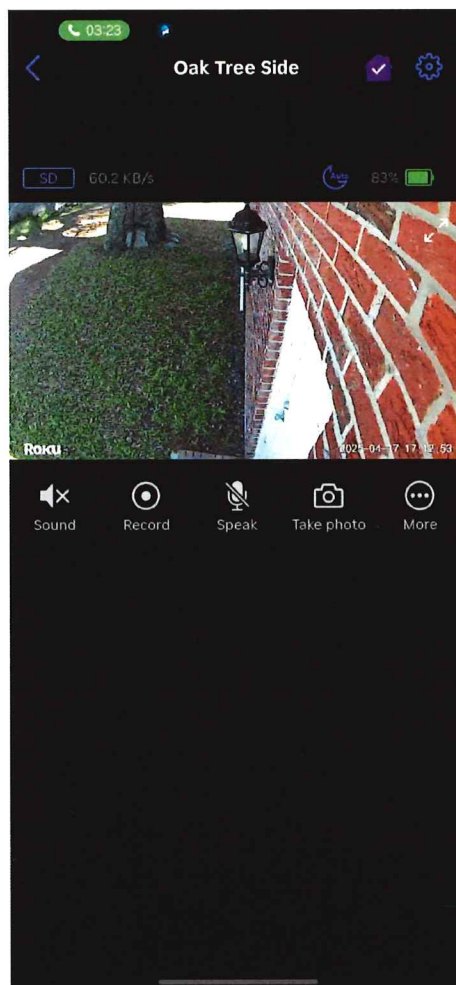
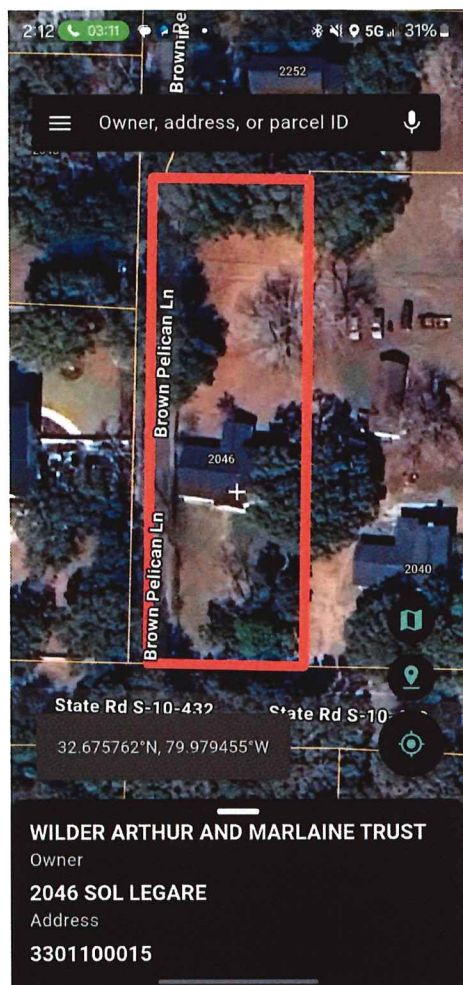
**Parking:** The property provides sufficient off-street parking in accordance with County requirements to avoid overflow onto public or private roadways.

**Guest screening and rules:** All guests will be required to agree to strict house rules regarding occupancy limits, parties, and respectful use of the property.

Lot lines according to public data

Please note the large tree to the right is the same tree in the next picture.

This is to point out the space between the tree and the house



## Attachment D

### Statement of Compliance – 2046 Sol Legare Rd, Charleston, SC

As the applicant for an Extended Home Rental (EHR) zoning exception at 2046 Sol Legare Rd, I affirm that the proposed short-term rental will comply fully with all applicable requirements outlined in Article 6.8 of the Charleston County Zoning Ordinance.

The property is located within a zoning district where EHRs are permissible, subject to approval.

A complete zoning permit application has been submitted, including all required affidavits, ownership documentation, and detailed site plans depicting compliant parking and existing conditions.

The dwelling is a permitted residential structure, and only the principal dwelling will be used for short-term rental purposes—no non-dwelling structures (e.g., RVs, tents, or accessory buildings) will be utilized.

The number of bedrooms made available for short-term rental complies with all occupancy and safety standards, and the home meets applicable building, fire, and zoning codes.

Adequate measures are in place to prevent adverse impacts on the surrounding neighborhood, including but not limited to:

**Trash control:** A scheduled trash collection service will be in place with secure, animal-resistant containers provided to guests.

**Noise management:** Clearly posted quiet hours (10 PM–8 AM) and noise guidelines will be included in the guest welcome materials and enforced through rental agreements.

**Parking:** The property provides sufficient off-street parking in accordance with County requirements to avoid overflow onto public or private roadways.

**Guest screening and rules:** All guests will be required to agree to strict house rules regarding occupancy limits, parties, and respectful use of the property.

**Safety:** Smoke detectors, fire extinguishers, and emergency contact information will be available and maintained in accordance with building safety standards.

The short-term rental will be professionally managed by a licensed, locally based rental management company that currently oversees a portfolio of vacation rentals on Folly Beach and throughout Charleston County. Their experience ensures that operations are handled responsibly, guest behavior is monitored, and any issues are promptly addressed. Their local presence also allows for immediate response to any concerns from neighbors or the County.

We are committed to ensuring that this EHR operates in full compliance with Charleston County's regulations while being a respectful, well-managed addition to the neighborhood.





**Zoning and Planning Department**  
 Joel H. Evans, AICP, PLA, Director  
 Lonnie Hamilton III Public Services Building  
 4045 Bridge View Drive  
 North Charleston, SC 29405  
 843.202.7200

### Short Term Rental Property Zoning Permit Application

<b>Type of Short-Term Rental:</b>		Limited Home Rental <input type="checkbox"/>
		Extended Home Rental <input checked="" type="checkbox"/>
		Commercial Guest House <input type="checkbox"/>
<b>Owner Information</b>		
First Name:	Arthur & Marlaime	Last Name: Wilder
Mailing Address:	155 Fiddler's Ridge Fayetteville GA 30214	
Home/Cell Phone #:	(843) 810-6073	
Email Address:	arthurthomaswilder@gmail.com	
<b>Applicant Information (if not being submitted by owner)</b>		
First Name:	Arthur	Last Name: Wilder
Mailing Address:	8560 Crystal View Ln Flagstaff AZ 86004	
Home/Cell Phone #:	(928) 202-0824	
Email Address:	artwilder@gmail.com	
<b>Short-Term Rental Property Information</b>		
Address:	2046 Sol Legare Rd Charleston SC 29412	
TMS #:	3301100015	
Zoning:	OD-SK Residential area	
Type of Dwelling Unit to be used as a Short-Term Rental (e.g. single-family home, principal dwelling unit, accessory dwelling unit, etc.): Single-family home		
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): 3		
Number of Parking Spaces Provided Onsite (required parking is 1 space per permitted bedroom plus the required parking for the applicable use): 5		
Maximum Number of Guests: 10		
Maximum Number of Nights the Short-Term Rental Property is Proposed to be Rented Per Year: 144		
Is the Short-Term Rental Property Owner Occupied: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

Turn Page Over

I am aware that if this Short-Term Rental Application is approved this may affect the Tax Assessment ratio on my property:

☒ YES

**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 at 843-958-4100 for further information regarding this note.
- 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.

*Marlaine Wilder*

02/28/2025

**Property Owner Signature (required):**

*Arthur Wilder*

**Date:**

02/28/2025

**Applicant Signature (if not the owner):**

*[Signature]*

**Date:**

2/27/25

**OFFICE USE ONLY**

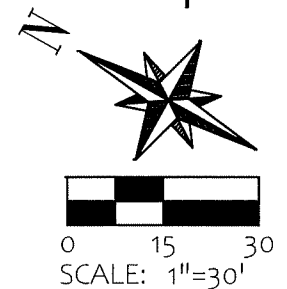
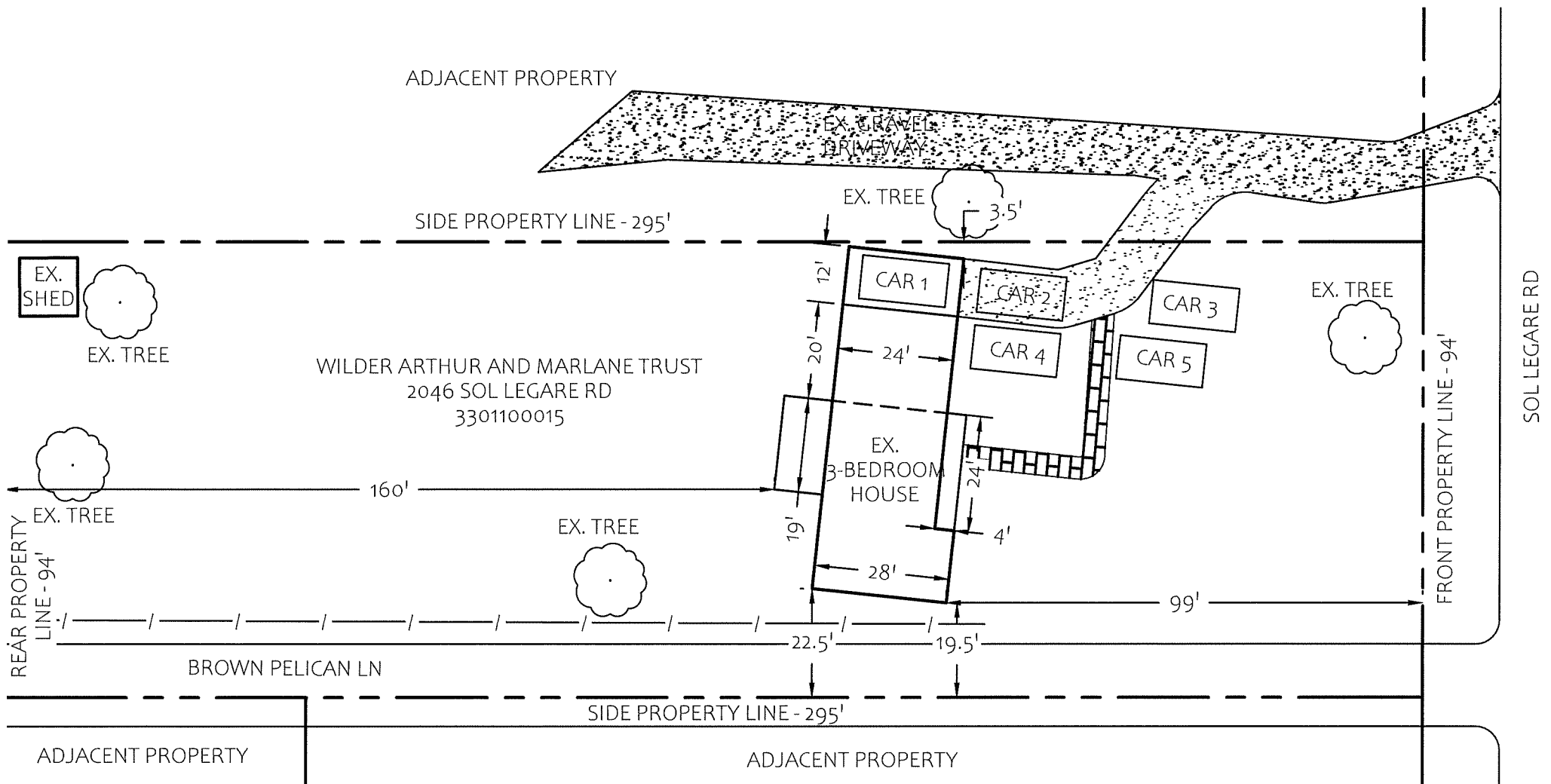
**Amount Received:** \_\_\_\_\_ **Cash** ☐ **Check** ☐ # \_\_\_\_\_ **Invoice Number:** \_\_\_\_\_

**Permit Specialist/Planner's Signature**

**Date**

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

<b>a. Short-Term Rental Permit: Limited Home Rental (LHR)</b> 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>b. Short-Term Rental Permit: Extended Home Rental (EHR)</b> 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
<b>c. Short-Term Rental Permit: Commercial Guest House (CGH)</b> 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





**TO THE LEFT) AFTER TRASH CANS HAVE BEEN EMPTIED**



Area :	1,956sqft
Downstairs:	1,476sqft
Upstairs:	480sqft
Garage:	288sqft
Total:	2,244

# APPROVED FINAL PLAT

*Arthur T. Wilder*  
 Director of Planning  
 Charleston County Planning Commission

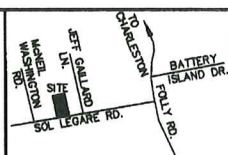
20234  
 Appl. #

2-3-16  
 Date

Charleston, South Carolina  
 Office of Register Mesne Conveyance  
 Plat recorded this 3 day of February, 2006 at  
 2:55 o'clock in Plat Book DE, Page 960, and tracing cloth  
 copy filed in File 2, Drawer 3 Folder 04, Drawing No. 50.  
 Original plat (a White Print) delivered to Chas Co Planning Board.

*Chris Thomas*  
 Register Mesne Conveyance

COUNTY STAMPS & NOTES



## LOCATION MAP (NOT TO SCALE)

### LEGEND:

IRF = IRON REBAR FOUND  
 IRS = IRON REBAR SET

### REFERENCES:

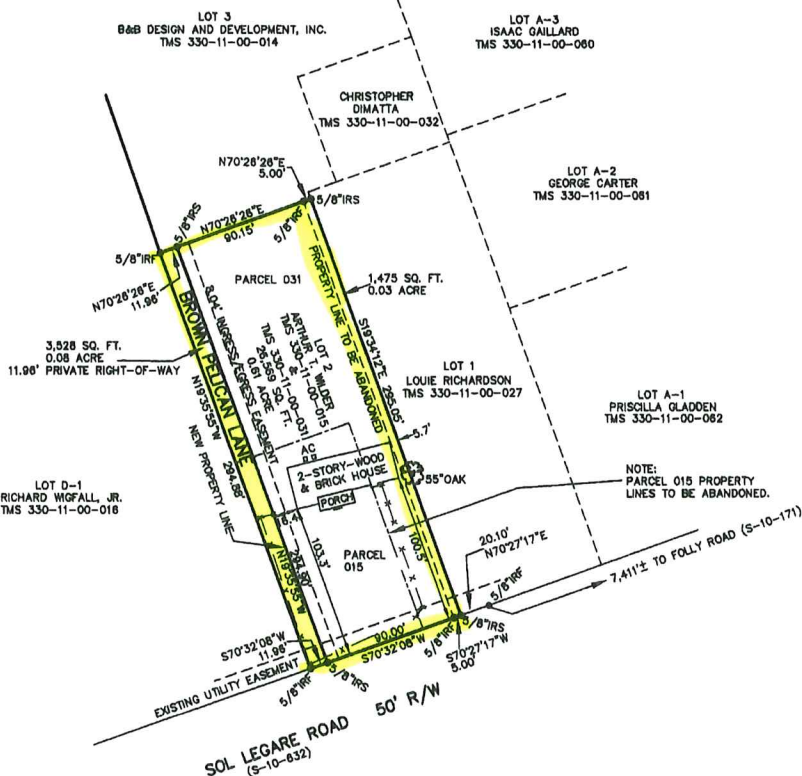
PLAT BOOK AE, PAGE 49  
 PLAT BOOK EH, PAGE 424  
 PLAT BOOK Q, PAGE 39  
 DEED BOOK D510, PAGE 023  
 DEED BOOK K434, PAGE 447  
 DEED BOOK V431, PAGE 275

I HEREBY DEDICATE THE PRIVATE 11.98' RIGHT-OF-WAY AND THE 8.04' INGRESS/EGRESS EASEMENT TO THE USE OF PELICAN TRACE HOME OWNERS ASSOCIATION, INC. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

*Arthur T. Wilder*  
 OWNER/REPRESENTATIVE  
 DATE: JAN 18/06

### ADDITIONAL NOTES:

- ANY FURTHER SUBDIVISION OF THIS PARCEL OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- BE AWARE THAT CHARLESTON COUNTY IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
- THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS ROAD RIGHT-OF-WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.



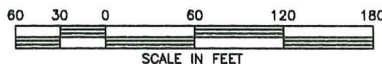
## JAMES ISLAND CHARLESTON COUNTY, S.C.

SURVEY AND RESUBDIVISION OF  
 TMS 330-11-00-015 AND TMS 330-11-00-031  
 OWNED BY ARTHUR T. WILDER  
 AND 5' STRIP OF TMS 330-11-00-014  
 OWNED BY B&B DESIGN AND DEVELOPMENT, INC.  
 BEING CONVEYED TO ARTHUR T. WILDER  
 TO CREATE NEW TMS PARCEL 330-11-00-031  
 CONTAINING 0.64 ACRE AND 11.98' PRIVATE RIGHT-OF-WAY  
 CONTAINING 0.08 ACRE

SCALE 1" = 60'

DATE: JANUARY 16, 2008

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon 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.



*Lewis E. Seabrook*  
 LEWIS E. SEABROOK  
 CIVIL ENGINEER & LAND SURVEYOR  
 S. C. REG. NO. 09890  
 P. O. BOX 98  
 MT. PLEASANT, S. C. 29465  
 (843) 884-4498



**E. M. SEABROOK, JR. INC.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 1081 JOHNNIE DODDS BLVD./P.O. BOX 96  
 MOUNT PLEASANT, S. C. 29465  
 PHONE (843) 884-4498

### NOTES:

- AREA CALCULATED BY COORDINATES
- AS INTERPRETED FROM FEMA FLOOD MAP 45018C 0888 J, DATED NOV. 17, 2004, THIS PROPERTY LIES IN ZONE VE (ELEV 15).
- THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- PUBLIC WATER AND PUBLIC SEWER SERVICE ARE AVAILABLE TO THIS PROPERTY.
- THERE ARE NO SIGNIFICANT TREES LOCATED ON THIS LOT OR IN THE ROADWAY EXCEPT AS SHOWN.
- THE PROPERTY SHOWN HEREON IS ZONED RR-1. MAX. DENSITY = 1 DWELLING UNIT PER 2.76 ACRES. MIN. LOT AREA = 14,500 SQ. FT. MIN. LOT WIDTH = 90'
- SETBACKS:  
FRONT = 50'  
SIDE = 15'  
REAR = 30'