



Board of Zoning Appeals

June 2, 2026

Public Comment: Citizens may provide public comment here:

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

(843) 886-9912

www.iop.net

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on June 2, 2026, at **4:00pm** in Council Chambers, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: May 5, 2026
- D. Swearing of any person giving testimony
- E. Special Exception - 18 Oyster Row, Isle of Palms, Home Occupation
- F. Special Exception - 253 Forest Trail, Isle of Palms, Home Occupation
- G. Miscellaneous Business
- H. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, February 3, 2026
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Susie Wheeler, Bob Miller, Zoning Administrator Hart

Absent: Ellen Gower

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Wheeler made a motion to approve the minutes of the February 3, 2026 meeting as amended, and Mr. Miller seconded the motion. The minutes passed unanimously.

4. Swearing in of applicants

Mr. Thornburg swore in the applicants.

5. Special Exceptions

A. 2911 Waterway Boulevard

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a remote consulting, advisory and investment management business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. He has indicated that there will be no exterior evidence of a business and no employees working at the house."

The applicant, Adam Foulke, confirmed this statement to be accurate.

MOTION: Ms. Wheeler made a motion to approve, and Mr. Miller seconded the motion. The motion passed unanimously.

B. 916 Palm Blvd., #201

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a cottage-law home-based micro-bakery in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than baking in the kitchen. She has indicated that there will be no exterior evidence of a business and no employees working at the house. She will be baking and packaging items."

The applicant, Tara Josberger, said she bakes low moisture items allowed within SC Cottage Laws. She delivers her products to her customers. She said there will be no outward signage related to her business.

MOTION: Ms. Wheeler made a motion to approve, and Mr. Miller seconded the motion. The motion passed unanimously.

C. 27 31st Avenue

Zoning Administrator Hart said, “The applicant is requesting a special exception to allow the establishment of a coastal concierge and assistant service serving residents and property owners on Isle of Palms and surrounding Barrier Island Communities in the home. The name is the business is Isle Do it. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. She has indicated that there will be no exterior evidence of a business and no employees working at the house.”

The applicant, Jacquelyn Giordano Slocum, said she completes small tasks for people at their homes. She will have no outward signage related to her business.

MOTION: Ms. Wheeler made a motion to approve, and Mr. Miller seconded the motion. The motion passed unanimously.

6. Miscellaneous

Ms. Hart said a variance request will likely come before the Board next month.

7. Adjournment

Ms. Wheeler made a motion to adjourn, and Mr. Miller seconded the motion. The meeting was adjourned at approximately 4:18pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Board of Zoning Appeals

June 2, 2026

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City of Isle of Palms
1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451 (843) 886-9912 www.iop.net

Appeal Number: 26-08

Applicant: Lyndsay Oancea

Address: 18 Oyster Row, Isle of Palms, SC 29451

Request:

The applicant is requesting a special exception to allow the establishment of a small handmade jewelry business in the home. The business operates under the legal entity The Oyster Row Studio, LLC. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than designing and hand assembling jewelry pieces (bracelets, necklaces, earrings) from beads, wire and other small components. She will be listing, marketing and selling jewelry through online marketplaces and wholesale relationship with local boutiques. She will also be packaging finished pieces for shipment. She has indicated that there will be no exterior evidence of a business and no employees working at the house. The home will serve as the standard office for administrative work—book keeping, email, social media, customer enquiries and order management from her laptop. The business is classified in Table B-1 as 56 - Accessory Store.

**Board of Zoning Appeals
Special Exception
Home Occupation Application
City of Isle of Palms**

Application Number: 26-08 Date Filed: 05/13/2026

Applicant Information
Applicant Name: Lyndsay Oancea
Phone Number: 219 614 4525
Email Address: theoysterrow@gmail.com
Property Information
Property Owner or Representative: Rod & Lyndsay Oancea
Subject Property Address: 18 Oyster Row
Zoning District: PRD Wild Dunes

Description of Special Exception Request

1. Please describe the special exception request. Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home.

<p>Operate a small handmade jewelry business as a home occupation at the residence. The business operates under the legal entity The Oyster Row Studio, LLC, a South Carolina single member limited liability company organized in 2026, doing business as The Oyster Row.</p> <p>The activities conducted in the home consist entirely of the following:</p> <ul style="list-style-type: none">• Designing and hand assembling jewelry pieces (bracelets, necklaces, earrings, and similar items) from beads, wire, findings, and small components, performed by the applicant alone at a work table inside the home;• Listing, marketing, and selling jewelry through online marketplaces and on through off site forums or wholesale relationships with local boutiques;• Packaging finished pieces for shipment;• Standard office and administrative work — bookkeeping, email, social media, customer inquiries, and order management — performed on a laptop computer;• Storing raw materials, in progress work, and finished inventory inside the residence. <p>All retail and wholesale transactions occur off site — through online marketplaces, at off site forums, or directly with wholesale boutique buyers at the buyer's location. Customer transactions and sales activities do not occur at the residence.</p>
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2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

Yes — limited, quiet handcraft work.

In addition to office work, the applicant will assemble small jewelry pieces by hand. This work is non disturbing and is similar to a crafts activity in terms of any external impact. No significant machinery or industrial processes are used.

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

No, there is not signage, equipment, or business related items displayed visible from the street. The home will appear as a residential dwelling; residential character is preserved.

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

No. No signs, merchandise, equipment, inventory, or business related articles will be displayed or visible from the street. Materials, tools, inventory, and finished pieces are stored inside the residence.

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.

No business related visitor traffic. Sales are conducted online or at off site venues.

6. Will there be any employees working in this residence other than family members? If yes, please explain.

No. The applicant is the sole operator and the business does not have employees.

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

No. Business activity is conducted within the principal dwelling.

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

No. Raw materials, in progress work, packaging supplies, and finished inventory are stored inside the residence.

9. Will more than 25% of the floor area of this residence be devoted to the business?

No. The business occupies less than ten percent (10%) of the residence's floor area. The workspace is a small portion of an existing multi use interior room and the materials and inventory are kept integrated into the residence's ordinary furniture and cabinetry.

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation?

No. Equipment and materials used in the business are ordinary household scale items consistent with a residential craft . These include typical items such as small tools, beads, wire, findings, a laptop computer, a tabletop photography light, packaging supplies.

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No. The occupation does not generate those effects that would be a perceptible external impact.

12. Are there currently any other home occupations operating at this residence?

No other independent home business. Residents are otherwise employed and may perform remote office work.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance with section 5-4-7 (a)(b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

Applicant Signature: Lyndsay Oancea

Date: 05/13/2026



Board of Zoning Appeals

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

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Appeal Number: 26-09

Applicant: Greg Bores

Address: 253 Forest Trail, Isle of Palms, SC 29451

Request:

The applicant is requesting a special exception to allow the establishment of a Residential Construction Company in the home. The name of the business is RAM Construction Inc. . The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than simply clerical type of activity. He has indicated that there will be no exterior evidence of a business and no employees working at the house. The home will serve solely as the administrative base for the services. The business is classified in Table B-1 as 7389 - Office work for business services not elsewhere classified.

**Board of Zoning Appeals
Special Exception
Home Occupation Application
City of Isle of Palms**

Application Number: 26-09 Date Filed: 5/26/2026

Applicant Information
Applicant Name: RAM Construction Inc Greg Bores
Phone Number: (843) 998 1649
Email Address: gbores@ramconstructioninc.com
Property Information
Property Owner or Representative: Greg Bores
Subject Property Address: 253 Forest Trail, Isle of Palms, 29451
Zoning District: SR1

Description of Special Exception Request

1. Please describe the special exception request. Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home.

Residential Construction Company. Going to be working on infill projects on Isle of Palms. Will be working directly from home at the 253 Forest Trail address. Construction activity will NOT be going from this address, simply clerical type of activity. These would be items done primarily by computer such as putting quotes, contracts and invoices together and sending out.

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

NO. Just clerical type work.

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

No

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

No

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.

No

6. Will there be any employees working in this residence other than family members? If yes, please explain.

No

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

No

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

No

9. Will more than 25% of the floor area of this residence be devoted to the business?

No

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation?

No

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No

12. Are there currently any other home occupations operating at this residence?

Yes, Palmetto Painting Contractors. Under the same set of circumstances.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance with section 5-4-7 (a)(b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

Applicant Signature: Greg Bores

Date: 5/26/2026