



Board of Zoning Appeals

May 5, 2026

Public Comment: Citizens may provide public comment here:

<https://www.iop.net/public-comment-form>

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 May 5, 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: February 3, 2026
- D. Swearing of any person giving testimony
- E. Special Exception - 2911 Waterway Blvd, Isle of Palms, Home Occupation
- F. Special Exception - 916 Palm Blvd, Apt #201, Isle of Palms, Home Occupation
- G. Special Exception - 27 31st Ave, Isle of Palms, Home Occupation
- H. Miscellaneous Business
- I. 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, Ellen Gower, Susie Wheeler, Bob Miller, Zoning Administrator Hart

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Wheeler made a motion to approve the minutes of the January 6, 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. 8500 Palmetto Drive, #201I

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a photography business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work other 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, Sabrina Seeley, confirmed this statement to be accurate. Mr. Thornburg suggested Ms. Seeley check the rules about photography on the beach prior to taking pictures.

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

B. 101 Charleston Boulevard

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a property management business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work other 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, Tracey Marks, confirmed this statement to be accurate.

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

C. 133 Sparrow Drive

Zoning Administrator Hart said, “The applicant is requesting a special exception to allow the establishment of a online/virtual Educational Consulting Service business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work other 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, Andrea Patrick, said she will be conducting all meetings with client in public places and not in her home.

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

6. Miscellaneous

The election of Chair and Vice Chair will take place at the March meeting.

7. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:14pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Board of Zoning Appeals

May 5, 2026

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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: 26-05

Applicant: Adam Foulke

Address: 2911 Waterway Blvd, Isle of Palms, SC 29451

Request:

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 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: 26-05 Date Filed: 03/17/2026

Applicant Information	
Applicant Name:	Adam Foulke
Phone Number:	[REDACTED]
Email Address:	[REDACTED]
Property Information	
Property Owner or Representative:	Adam Foulke
Subject Property Address:	2911 Waterway Blvd, Isle of Palms, SC 29451
Zoning District:	residential

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.

Remote consulting/advisory/investment management

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

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?

no

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: Adam Foulke _____

Date: 3/17/26 _____



Board of Zoning Appeals

May 5, 2026

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City of Isle of Palms

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

(843) 886-9912

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Appeal Number: 26-06

Applicant: Tara Josberger

Address: 916 Palm Blvd, Apt # 201, Isle of Palms, SC 29451

Request:

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 business is classified in Table B-1 as 546 - retail bakeries.

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

Application Number: _____ Date Filed: _____

Applicant Information	
Applicant Name: Tara Josberger	
Phone Number	[REDACTED]
Email Address	[REDACTED]
Property Information	
Property Owner or Representative: Island Realty	
Subject Property Address: 916 Palm Blvd, Apt 201	
Zoning District:	

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.

I run a cottage-law home-based microbakery. I make baked goods that fall within cottage-law, and deliver them to customers, mainly on IOP. Activities include baking and packaging items.

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, use to kitchen to produce baked goods.

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?

No

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: Tara E Josberger

Date: 4/9/2026



Board of Zoning Appeals

May 5, 2026

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City of Isle of Palms

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

(843) 886-9912

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Appeal Number: 26-07

Applicant: Jacquelyn Giordano Slocum

Address: 27 31st Ave, Isle of Palms, SC 29451

Request:

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 of 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 baking in the kitchen. She 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: _____ Date Filed: _____

Applicant Information	
Applicant Name:	Jacquelyn Giordano Slocum
Phone Number:	[REDACTED]
Email Address:	[REDACTED]
Property Information	
Property Owner or Representative:	Jacquelyn Giordano Slocum & Edward Slocum
Subject Property Address:	27 31st Ave, Isle of Palms SC 29451
Zoning District:	

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.

I respectfully request a Special Exception to operate a home-based business known as Isle Do It, a coastal concierge and assistant service serving residents and property owners on Isle of Palms and surrounding barrier island communities.

The business provides non-commercial concierge services including, but not limited to: coordinating household services, grocery and supply delivery, trash can management, dog walking, light errand running, and general property assistance for homeowners who may be seasonal residents, traveling, or in need of occasional support.

The home will serve solely as the administrative base for the business. Activities conducted within the home will be limited to typical office functions such as scheduling services, communicating with clients via phone, email, or online platforms, maintaining records, invoicing, bookkeeping, and coordinating service appointments. No retail sales, inventory storage, equipment storage, or commercial deliveries will occur at the residence.

All services provided by the business are performed off-site at client properties. Clients will not visit the home for services, and no employees will report to the residence. The business will not generate additional traffic, noise, signage, parking demand, or other impacts inconsistent with the residential character of the neighborhood.

The intent of the business is to assist homeowners and residents with small, day-to-day tasks that support the local community while maintaining full compliance with City of Isle of Palms home occupation guidelines.

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

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?

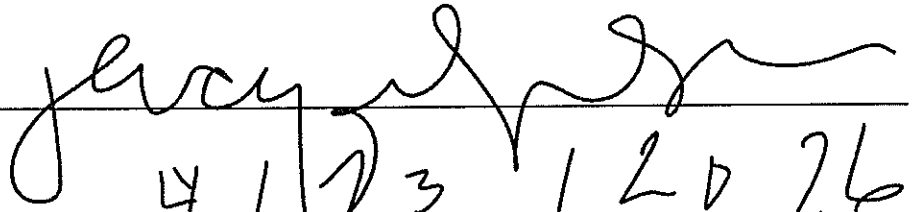
no

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: _____

Date: _____


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