



# Board of Zoning Appeals

January 6, 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

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## AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on January 6, 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: November 5, 2025
- D. Swearing of any person giving testimony
- E. Special Exception – 29 25th Ave, Home Occupation
- F. Miscellaneous Business
- G. Adjournment



**BOARD OF ZONING APPEALS**  
**4:00pm, Tuesday, November 5 2025**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Glenn Thornburg, Ellen Gower Bob Miller, Zoning  
Administrator Hart, and Administrator Kerr

Absent: Ted McKnight

**2. Approval of Previous Meeting’s Minutes**

**MOTION: Ms. Gower made a motion to approve the minutes of the October 7, 2025 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Mr. Thornburg swore in the applicants.

**4. Special Exceptions**

**A. 20 Ocean Point Drive**

Administrator Kerr said, “The applicant is requesting a special exception to allow the establishment of an online only publishing and consulting 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, Robert Stapleton, explained it would be just him working at his home. He agreed there will be no outward signs of advertising of the business.

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

**B. 3 Forest Trail Court 1**

Administrator Kerr said, “The applicant is requesting a special exception to allow the establishment of a home watching 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 stated that he will primarily be performing administrative work and making phone calls. He has indicated that there will be no exterior evidence of a business and no employees working at the house.”

The applicant, Zachary Moore, explained that his home would be used for office work only and agreed there would be no signage advertising the business.

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

**C. 17 42<sup>nd</sup> Avenue**

Administrator Kerr said, “The applicant is requesting a special exception to allow the establishment of a travel podcasting and vlogging 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. She stated that he will primarily be recommending hotels, AirBnbs, restaurants, tours, guides, sightseeing and transportation. She will be setting up her YouTube channel, Instagram and website in the next month. She has indicated that there will be no exterior evidence of a business and no employees working at the house.”

The applicant, Shannon Bednarova, explained that she is turning her love of travel into a social media and podcasting business.

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

**5. Miscellaneous**

Mr. Thornburg said that a golf cart rental business the Board approved earlier in the year has a golf cart with removable signage parked in a front yard on Palm Boulevard.

Administrator Kerr explained a loophole that may make that permissible, “If you base a business out of your house, our code says you can't have any indication of that business. However, if you work in the town of Mount Pleasant and you have a Joe's tree cutter truck that you work for out of Mount Pleasant, and you bring that truck home, in that situation, there's nothing that says you can't have a sign on your truck. So it could be, so depending on which is correct, if they have based their business out of the home and the board approved it, then they would be prohibited from having a sign. If he has found an alternate solution and he's basing his business across the bridge, there actually would not be anything that would keep him from having a sign on his vehicle. So it's a little bit of a kind of wrinkle. But we can, we can look back and see what, what happened.”

He also said he will circulate the order for the variance approved at last month's meeting prior to sending it to the applicant.

**6. Adjournment**

Mr. Miller 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

DRAFT



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**Appeal Number:** 26-01

**Applicant:** John Cottingham

**Address:** 29 25th Ave, Isle of Palms

**Request:**

The applicant is requesting a special exception to allow the establishment of a drone & photography 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: 26-01 Date Filed: \_\_\_\_\_

<b>Applicant Information</b>	
Applicant Name:	John Cottingham
Phone Number:	843-817-8158
Email Address:	Johncottingham96@yahoo.com
<b>Property Information</b>	
Property Owner or Representative:	John Cottingham
Subject Property Address:	29 25 <sup>th</sup> Ave
Zoning District:	Res SR-1

**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.

Drone and photography Business
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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.

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: John L. Colby

Date: 11-13-23