

BOARD OF ZONING APPEALS
January 7th, 2025

Public Comment: Citizens may provide public comment here:

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

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on January 7th, 2025, at **4:00pm** in City Hall **Upstairs Conference Room**, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Nomination and election of Chair and Vice Chair
- D. Approval of minutes of previous meeting: December 3rd, 2024
- E. Swearing of any person giving testimony
- F. Special Exceptions: 4000 Waterway Boulevard
 208 Palm Boulevard
 1202 Palm Boulevard
- G. Miscellaneous business
- H. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, December 3, 2024
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Robert Miller, Ellen Gower, Susie Wheeler, Ted McKnight, and Zoning Director Simms, Director Kerr

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Gower made a motion to approve the minutes of the October 22, 2024 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants and other members of the public.

4. Special Exceptions

A. 103 Timber Lane

Zoning Administrator Simms said the applicant, Tina Gillmor, is requesting a special exception to allow the establishment of an event rental and decoration business at their home. They have indicated that the home will be used for office work and storage of supplies only, there will be infrequent business related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home.

Zoning Administrator Simms then read into the record a concern from Jim Boling of 101 Timber Lane about Ms. Gillmor's open garage area and his concern that business-related items will be easily seen under the house.

Ms. Gillmor explained that pick ups at her home would be "very, very infrequent" and would be for customers wanting to save on costs. She also detailed the open garage area as well as a closed garage area under her home. She said business-related items could be stored in the closed garage area or at her daughter's home in Mt. Pleasant. She also suggested that pickups could take place at her daughter's home.

Board members agreed they expect that all business-related items be stored at her daughter's home in Mt. Pleasant and that, if pickups are necessary, they happen in Mt. Pleasant. Ms. Gillmor said she will exclude pickups from her application and will comply with whatever the Board requests of her.

MOTION: Mr. McKnight made a motion to approve Ms. Gillmor's application on the conditions that there be no traffic for public pickup of products and that all business-related items be stored out of sight and not visible from the boundary of the property or be stored off-site. Ms. Gower seconded the motion. The motion passed unanimously.

B. 243 Forest Trail

Zoning Administrator Simms said the applicant, Jay Madigan, is requesting a special exception to allow the establishment of a residential building business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home.

Mr. Madigan said his home office would be used for office work a couple of hours a day. He will have no signage on his home or vehicles.

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

C. 806 Palm Boulevard

Zoning Administrator Simms said the applicant, William Burgis, is requesting a special exception to allow the establishment of a electrical contractor business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home.

Mr. Burgis said he is requesting this application for one job on a consultation and will have no employees.

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

D. 6 Yacht Harbor

Zoning Administrator Simms said the applicant, Zacharry Lary, is requesting a special exception to allow the establishment of a real estate holding company at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home.

Mr. Lary said he will be working in his home managing real estate holdings.

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

6. Adjournment

Mr. McKnight made a motion to adjourn, and Ms. Wheeler seconded the motion. The meeting was adjourned at 4:30pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 25-01

Applicant: Christopher Kyle Clark

Address: 4000 Waterway Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a property management business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: 12-17-2024

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 4000 Waterway Blvd, Isle of Palms, SC 29451

Lot 27 Block FT 5 TMS 5710700049

Area of Lot 0.35 ac Zoning Classification 10)-Resid-SFR

Applicant(s) Name Christopher Kyle Clark

Address 4000 Waterway Blvd, Isle of Palms, SC 29451


Interest (i.e. Owner, Owner's attorney, Architect, etc) Owner

Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

12-17-2024
Applicant signature date

Christopher Kyle Clark
Owner signature (if different from applicant) date

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

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): office work to support home based business
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No X If yes, please explain: _____
3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No X If yes, please explain: _____
4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No X
5. Will there be any business related traffic coming to this residence? Yes _____ No X If yes, please explain and give frequency: _____
6. Will there be any employees working in this residence other than family members? Yes _____ No X
7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No X
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No X If yes, explain: _____
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No X
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? Yes _____ No X
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No X
12. Are there currently any other home occupations operating at this residence? Yes _____ No X

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: _____

Back office operations including accounting tasks and
phone calls. The company is a property management
service for single family home communities and
commercial/mixed use communities

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 to 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.

Christy R. Clark 12-17-2024
Signature of applicant & date

Appeal Number: 25-02

Applicant: Suzanne Bonds

Address: 208 Palm Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a cleaning service business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: _____

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 208 Palm Blvd.

Lot 12 Block 8 Sec. A TMS _____

Area of Lot 0.18 acres Zoning Classification _____

Applicant(s) Name Suzanne Bonds

Address 208 Palm Blvd.

Owner(s) (if different from applicant) N/A

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

Suzanne Bonds 12/19/24
Applicant signature/date

Owner signature (if different from applicant) date

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

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Remote Cleaning Service

(Also Everest Ice & Water Vending machine

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No ☒ If yes, please explain: _____

if
location
on IOP
approved)

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No ☒ If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No ☒

5. Will there be any business related traffic coming to this residence? Yes _____ No ☒ If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No ☒

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No ☒

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No ☒ If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ 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? Yes _____ No ☒

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No ☒

12. Are there currently any other home occupations operating at this residence? Yes _____ No ☒

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 residential cleaning service. I will have 10-99 employees (not on site) and be responsible for booking cleaning jobs & taking payment. Also I have an Everest Water & Ice Vending machine that I would like to

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 to 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.

Suzanne Bonds
Signature of applicant & date

12/18/24
(12/18/24) SB

secure a location on IOP for residents & visitors to use (preferably at the IOP co. park - will cut back on waste & trash. Currently a vending machine w/ drinks in plastic containers.

Appeal Number: 25-03

Applicant: Amine Houti

Address: 1202 Palm Boulevard

Request:

The applicant is requesting a special exception to allow the outdoor sales of food and drink in the front patio area of 1202 Palm Boulevard

The property is located in the GC-1 zoning district and Section 5-4-38(5)(b) of the City's zoning code specifies the conditions of when the Board can approve the sale of food or beverage in the district (see complete section below).

The applicant claims that the standards for the special exception in Section 5-4-5(c) are met.

Pertinent Zoning Code Sections:

Section 5-4-38(5)(b):

Outdoor sale or rental of tangible personal property, in whole or in part, in the LC or GC-1 district is permitted only by special exception pursuant to section 5-4-5; provided, however, that outdoor sale or rental of any tangible personal property, including food and beverage, in whole or in part in the LC or GC-1 district within one hundred sixty feet of the OCRM baseline established along the beach of the Atlantic Ocean is strictly prohibited. All activity associated with outdoor sales or rentals in the LC and GC-1 districts must occur within the footprint of a permitted

permanent structure. Any use of a mobile or temporary unit, including, but not limited to, food trucks, vehicles, trailers, and carts, is prohibited, except as provided in section 5-4-38(5)(c) and 5-4-38(5)(d).

Section 5-4-5 (c):

(c) *Special exceptions.*

1. Upon written application filed with the Zoning Administrator, the Board may grant as a special exception any use specified as a special exception in the zoning district regulations. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications:
 - (1) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
 - (2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
 - (3) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
 - (4) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.
2. In granting a special exception, the Board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the Board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the Board.

Board of Zoning Appeals

**Information Sheet
City of Isle of Palms**

Date Filed: 12/4/24

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

An accurate, legible plot plan, showing all property dimensions and locations of all structures and improvements must be attached.

Property Address 1202 Palm Blvd

Lot A **Block** _____ **TMS** _____

Area of Lot _____ **Zoning Classification** _____

Applicant(s) Name Amine Houti

Address 1430 jefferson rd. MP, SC, 29466

Interest [i.e. owner, owner's attorney, architect, etc] Owner

Owner(s) [If different from applicant]

Name Amine Houti

Address 1430 jefferson rd., MP, SC, 29466

I (We) certify that this application and all supporting documents attached are correct.

amine Houti 12/4/24
Applicant Signature/Date

Amine houti 12/4/24
Owner Signature (if different from applicant)/Date

Zoning Board of Adjustment Special Exception Application

City of Isle of Palms

Form - 4

Date Filed: 12/4/24

Appeal Number: _____

1. Applicant hereby appeals to the Zoning Board of Adjustment for a special exception for use of the property described in the Notice of Appeals [Form 1] as: Selling liquor beverage outdoors / outside which is a permitted special exception under the district regulation in Section _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section 5-4-5(c) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: We will not block traffic and have our own parking spaces.

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: Yes we meet the standards

4. The following documents are submitted in support of this application: _____

[A plot plan must be submitted.]

Applicant Signature & Date

Section 5-4-5 Special Exception

(c) **Special Exceptions.** Upon written application filed with the Zoning Administrator, the Board of Adjustment may grant as a special exception any use specified as a special exception in the district regulations. In addition to the conditions required by district regulations, the Board shall apply the following standards in granting special exceptions:

(1) Adequate provisions shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

(2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.

(3) Off-street parking and loading area and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.

(4) The proposed use must not adversely affect the level of property values, the general character or general welfare of the nearby areas.

