



BOARD OF ZONING APPEALS
4:30pm, Tuesday, February 8, 2022
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Arnold Karig, Brian Abel, Elizabeth Campsen, Ted McKnight, and Douglas Kerr, Director of Planning

2. Election of Chair and Vice Chair

MOTION: Mr. Karig nominated Ms. Campsen as Chair of the Board of Zoning Appeals. Mr. Thornburg seconded the motion. The motion passed unanimously.

MOTION: Ms. Campsen nominated Mr. Thornburg as Vice Chair of the Board of Zoning Appeals. Mr. McKnight seconded the motion. The motion passed unanimously.

3. Approval of Previous Meeting's Minutes

Mr. Karig said he did not feel the motion to approve the home occupation was clear enough and would like to have "under the stipulation that no clients would be coming to 7 Lauden Street" added to the motion for approval.

Mr. McKnight should be marked as present at the December 7, 2021 meeting.

MOTION: Ms. Campsen made a motion to approve the minutes as amended, and Mr. Karig seconded the motion. The amended minutes passed unanimously.

3. Swearing in of applicants

Ms. Campsen swore in the applicants.

4. Home Occupations –

A. 102 Forest Trail

Director Kerr said that Thomas and Tina Bradford are requesting a special exception to allow for the establishment of a residential construction business at their home. The house will be used for office work only and there will be no business-related traffic coming to the house and no employees working in the house. There will be no signage.

MOTION: Mr. Thornburg made a motion to approve, and Mr. McKnight seconded the motion. The motion passed unanimously.

B. 15 30th Avenue

The applicant for this home occupation was not present. Board members discussed whether or not they felt comfortable moving forward with her request without her being present. Director Kerr said that he spoke directly to the applicant about the answers on her application and she indicated there would be no clients coming to home, no exterior signage, and the home would be used for office work.

MOTION: Ms. Campsen made a motion to approve the request as submitted. Mr. Thornburg seconded the motion. The motion passed unanimously.

C. 404A Carolina Boulevard

Director Kerr said that the applicant, Martha Boren, is requesting a special exception to allow for the establishment of a car service at her home. She has indicated the home would be used for office work and no business-related traffic would be coming to the house, nor would there be any exterior evidence of a business at the home.

MOTION: Mr. McKnight made a motion to approve the application with an amendment to the first page with the addition of “and from.” Mr. Karig seconded the motion. The motion passed unanimously.

D. 717 Carolina Boulevard

The applicant was not present at the meeting. Director Kerr said the applicant is requesting a special exception for online office work only for a estate sale company. There would be no inventory stored in the home. There will be no business-related traffic coming to the home and no exterior evidence of a business.

Mr. McKnight expressed concern that the applicant could end up in a situation where inventory may be brought to the house. Director Kerr said he spoke to her about that very situation, and she said no inventory would be brought to her home.

MOTION: Ms. Campsen made a motion to defer the application until the next meeting when the applicant can attend. Mr. McKnight seconded the motion. The motion passed unanimously.

5. Miscellaneous Business

Director Kerr said the deadline to appeal the Board’s decision on 600 Ocean Boulevard has passed.

6. Executive Session

MOTION: Mr. McKnight made a motion to move into Executive Session for the purposes of receiving legal advice as to rules of procedure and for the annual legal briefing. Mr. Thornburg seconded the motion. The motion passed unanimously.

The Board of Zoning Appeals moved into Executive Session at approximately 4:53pm.

The Board of Zoning Appeals returned from Executive Session at 5:47pm. No decisions were made.

6. Adjournment

Mr. McKnight made a motion to adjourn and Mr. Abel seconded the motion. The meeting was adjourned at 5:47pm.

Respectfully submitted,

Nicole DeNeane
City Clerk