



BOARD OF ZONING APPEALS
4:00pm, Tuesday, October 22, 2024
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

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

Absent: Ted McKnight

2. Approval of Previous Meeting's Minutes

MOTION: Mr. Miller made a motion to approve the minutes of the September 3, 2024 meeting, and Ms. Gower 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 Exception – 1400 Palm Boulevard

Zoning Administrator Simms reminded the Board of the request for a special exception is to allow the establishment of a drivethrough service business in the GC-1 zoning district. Section 5-4-38(3) of the City's zoning code specifies drive-through service windows are allowed upon a finding by the Board of Zoning Appeals that the facility provides adequate (1) space for the stacking of vehicles based upon the number of drive-through vehicles projected during the peak fifteen (15) minute period, (2) the service time involved in processing customers' orders, and (3) the window time necessary to complete the transaction. Additionally, Section 5-4-5(c) of the zoning code specifies the standards that the Board must apply in deciding special exception applications. The applicant has proposed several measures to be taken in order to ensure there is no hinderance to traffic, including an overflow drive-through line and installation of appropriate signage.

The applicant, Matt Immerfall, speaking on behalf of Jeff's Bagel Run, introduced representatives from Stantec and the Beach Company who came to speak about the special exception request. He reviewed what they asked Stantec to do in their traffic study of the area. He said, "Most of our sales on any given day are completed by the time the majority of the high traffic volume is coming onto the island, so we feel like that kind of helps in kind of curbing a little bit of the impact it could potentially be from additional folks coming to our bagel store." The study concluded "that the impact of a Jeff's Bagel Run including the use of a drive-through would be negligible difference to be how it impacts traffic conditions currently on IOP."

Stuart Day of Stantec explained how the traffic count and study were completed. He said that they added 30% to their numbers for seasonal considerations and 2% per year for annual growth to accommodate for the fact that the traffic study could not be done during the summer.

Mr. Immerfall explained how signage will be used to manage traffic flow through the drive-through. He believes using the drive-through will be safer for patrons so they don't have to park and get out of their cars.

Mr. Kevin Flint and Mr. Carmichael Harrison of the Beach Company said they are excited to have Jeff's Bagel Run as tenants and believe they will enrich the IOP Community. He said they passed on more well-known businesses for that space and asked for the Board's support of this special exception.

Mr. James Menacho, 816 Carolina Boulevard, said he believes that this business will add too many cars to an already crowded chokepoint on the island. Ms. Brenda Smith, 902 Carolina Boulevard, also believes a drive-through will cause traffic problems and could invite other franchises to the island.

Mr. Simms said that Chief Cornett stated there is no set time on busy summer weekends when 14th Avenue is closed. It is done as needed. Director Kerr added that since the Police Department is already set up in that area on those weekends, they will be available to help as needed.

Mr. Miller expressed concern about employees directing traffic. Mr. Immerfall said safety is paramount to them, and they will train their staff as Chik-Fil-A does. Mr. Flint said that should there be issues, he believes Mr. Immerfall, who has been solution-oriented from the start, will address any concerns.

Mr. Thornburg reviewed the criteria for a drive-through and asked if Board members agreed that Mr. Immerfall had met those criteria. There was no dissent. He pointed out that the concern about too much traffic in the area is really only on 20-26 days per year, and the business would be open 340 other days that may not be of concern. He said Mr. Immerfall is the one taking the risk because it would be the entrance to his business that could be closed on those high traffic days.

Discussion about the possibility of adding a stipulation to the approval ensued. Director Kerr said a stipulation that could revoke an approval would not be possible. He suggested adding a condition on the approval that the drive-through be closed when it becomes a problem based on a predetermined trigger.

Discussion ensued about an appropriate trigger to temporarily close the drive-through.

MOTION: Mr. Thornburg made a motion to approve the special exception to allow the use of a drive-through at 1400 Palm Boulevard with the following stipulation "that if traffic hinders and backs up onto Palm Boulevard or 14th Avenue, then the drive-through would be closed until resolution of the problem is solved." Mr. Miller seconded the motion. The motion passed unanimously.

5. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at 5:46pm.

Respectfully submitted,

Nicole DeNeane
City Clerk