



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