



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, Susie Wheeler

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 42nd 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