BOARD OF ZONING APPEALS
4:00pm, Tuesday, June 2, 2026
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to order**

Present: Glenn Thornburg, Susie Wheeler, Bob Miller, Ellen Gower, Zoning Administrator Hart

2. **Approval of Previous Meeting's Minutes**

MOTION: Ms. Wheeler made a motion to approve the minutes of the May 5, 2026 meeting as amended, and Mr. Miller seconded the motion. The minutes passed unanimously.

4. **Swearing in of applicants**

Mr. Thornburg swore in the applicants.

5. **Special Exceptions**

A. **18 Oyster Row**

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a small handmade jewelry business in the home. The business operates under the legal entity The Oyster Row Studio, LLC. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than designing and hand assembling jewelry pieces (bracelets, necklaces, earrings) from beads, wire and other small components. She will be listing, marketing and selling jewelry through online marketplaces and wholesale relationship with local boutiques. She will also be packaging finished pieces for shipment. She has indicated that there will be no exterior evidence of a business and no employees working at the house. The home will serve as the standard office for administrative work—book keeping, email, social media, customer enquiries and order management from her laptop."

The applicant, Lyndsay Oancea, said this work is currently just a hobby but is securing a business license to "do it right." She said there will be no exterior signage indicating a business.

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

B. **254 Forest Trail**

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a Residential Construction Company in the home. The name of the business is RAM Construction Inc. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than simply clerical type of activity. He has indicated that there will be no exterior evidence of a business and no employees working at the house. The home will serve solely as the administrative base for the services."

The applicant, Greg Bores, said there will be no subcontractors coming to the home and no exterior signage on the house or car.

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

6. **Miscellaneous**

7. **Adjournment**

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:19pm.

Respectfully submitted,

Nicole DeNeane
City Clerk