

BOARD OF ZONING APPEALS
May 7th, 2024

Public Comment: Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on May 7th, 2024, at **4:00pm** in City Hall **Upstairs Conference Room**, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: April 2nd, 2024
- D. Swearing of any person giving testimony
- E. Special Exceptions: 239 Forest Trail
- F. Miscellaneous business
- G. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, April 2, 2024
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

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

Absent: Ted McKnight

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Gower made a motion to approve the minutes of the March 5, 2024 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Home Occupations

A. 8 54th Avenue

Zoning Director Simms said that the applicant, Daniel Messina, is requesting a special exception to allow for the establishment of a home building business at his home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

Mr. Messina said the home would be used for creating estimates, bookkeeping, and phone calls only. There will be no traffic or signage at the home.

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

B. 22 32nd Avenue

Zoning Director Simms said that the applicant, James Cannon, is requesting a special exception to allow for the establishment of an online business selling sporting goods at his home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

Mr. Cannon said the items being sold are already in the home and part of a larger collection.

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

C. 20 Ocean Point Drive

Zoning Director Simms said that the applicant, Chloe Stapleton, is requesting a special exception to allow for the establishment of a software programming business at her home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

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

5. Miscellaneous Business

Zoning Director Simms said the legal update will happen at the June meeting.

6. Adjournment

Ms. Wheeler made a motion to adjourn and Mr. Miller seconded the motion. The meeting was adjourned at 4:09pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 24-12

Applicant: Nick Perry

Address: 239 Forest Trail

Request:

The applicant is requesting a special exception to allow the establishment of a golf cart rental business at their home. The applicant has indicated that 1) the home will be used for occasional storage and maintenance of two golf carts, 2) there will be some business-related traffic coming to the residence, 3) there will be no evidence of a business outside the house but occasionally a cart will be washed in the side yard, and 4) that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

The pertinent section of the City's code regulating the use of a dwelling are Sec. 5-4-44 (A)(1) and (6) which state:

(1) The occupation, profession or trade is a use allowed under section 5-4-38, Table B-1, and is conducted wholly within the principal building of the lot.

(6) The home business occupation shall not generate greater vehicular or pedestrian traffic volume than that which normally occurs in the neighborhood. All parking generated by the home business occupation shall be located solely within the boundaries of the property upon which the home business occupation is conducted and shall not be located in the required front yard.

Rachel
rjones@109.net

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: 4/18

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 239 Forest Trail

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Nick Perry

Address 239 Forest Trail

Telephone 843-882-7863

Interest (i.e. Owner, Owner's attorney, Architect, etc) _____

Owner(s) (if different from applicant) Seabreeze Golf Carts - Nick Perry
- Dave LaFur


Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

 4/18/24
Applicant signature/date

 4/18/24
Owner signature (if different from applicant)/ date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Seabreeze golf carts owns 2 golf carts

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes No . If yes, please explain:
In rare situations a golf cart may be stored in the garage or washed on the side of the home

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes No If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes No

5. Will there be any business related traffic coming to this residence? Yes No . If yes, please explain and give frequency: In rare instances a golf cart may be dropped off here for a brief period of time

6. Will there be any employees working in this residence other than family members? Yes No

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes No

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes No If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes No

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes No

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes No

12. Are there currently any other home occupations operating at this residence? Yes No

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

1 of 2 golf carts owned by Seabreeze is utilized
as a annual lease for the 4 Duck Lane vacation
home. The home has an agreement with Seabreeze
which allow guests use of the cart with
liability protection to the asset. That cart stays
at 4 Duck Lane. The 2nd cart is marketed
as a rental to the general public.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.



Signature of applicant & date