

Board of Zoning Appeals  
Minutes  
September 1, 2015

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on September 1, 2015 at 5:30p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Pete Doherty, Carolyn Holscher, Arnold Karig, Jay Leigh and Glenn Thornburg; also Secretary Douglas Kerr was present.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the August 4, 2015 meeting. Mr. Doherty made a motion to approve the minutes, and Ms. Holscher seconded the motion. The motion PASSED UNANIMOUSLY.

III. Home Occupancy

Mr. Karig explained that the Board acted as a quasi-judicial body and that all comments made were treated as court testimony; therefore, any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

**3502 Cameron Boulevard**

Mr. Kerr stated that the applicant was requesting a Special Exception to allow the establishment of an office for a pet sitting business in his home and he would be doing office work only at the house.

The applicant Jeffrey Burda indicated that there was no other information to add.

Mr. Leigh stated that the applicant rented the house, and he asked if the owners of the property were aware of the business.

Mr. Burda responded in the affirmative and stated that they signed the application on his behalf.

Ms. Holscher made a motion to approve the request, and Mr. Thornburg seconded the motion.

The Special Exception was granted on a unanimous vote.

IV. Special Exception

**#12- 21<sup>st</sup> Avenue**

Mr. Kerr stated that the next application was a request for a Special Exception to allow the establishment of a school for 17 students at the First United Methodist Church, #12- 21<sup>st</sup> Avenue. He explained that the property is zoned SR1, which pursuant to Section 5-4-32(3)(a) allows the establishment of schools when approved by the Board of Zoning Appeals as a Special Exception.

Mr. Kerr indicated that the applicant asserts that the only change that could impact the neighborhood would be the traffic that will be associated with the delivery and pickup of a maximum of 17 students, 5 days a week. The applicant claims that the operations of the proposed school would not coincide with the operations of the church and that the traffic will be controlled in a manner to minimally impact the neighborhood. The applicant contends that the other requirements for a Special Exception (setbacks, fencing and buffers) are met by the existing use of the property as a church.

Ms. Holscher asked if the school would primarily serve children who live on the Isle of Palms. The applicant Catherine Fuller answered that primarily the school would serve island residents. Ms. Holscher asked if the neighbors were aware of the proposal. Ms. Fuller responded that the property does not have any direct neighbors, but that the owner behind the church has been made aware and has come over to visit occasionally.

Mr. Karig asked if the hours of the school would be limited, 9a.m to 1p.m., and Ms. Fuller answered yes.

Mr. Leigh asked if someone on site would be able to administer first aid. Ms. Fuller replied that there would be 5 teachers certified in CPR. She added that CPR was a DSS requirement, and, even though the new school was being kept under the size required to meet the DSS standards, it was her intention to comply with their general standards.

Mr. Thornburg asked if DSS compliance was the reason the attendance was being capped at 19 kids. Ms. Fuller agreed, and added that the church does not have adequate space available for more.

Ms. Holscher asked what the age range would be of the children, to which Ms. Fuller answered that the kids would range in age from 2 to 5 years old.

Ms. Holscher asked if there would ever be a reason to extend the hours of operation to beyond 1 p.m. Ms. Fuller answered no.

When asked by Mrs. Holscher asked if the children would be outside at any time during the day, Ms. Fuller stated that the kids went out to the playground for 20 minutes in the afternoon to be picked up for the day.

Mr. Leigh stated that that the request complied with the standards of the code for a Special Exception and made a motion to approve the request as submitted. Ms. Holscher seconded the motion, and the vote was unanimous in favor of the motion.

V. Adjournment

With no other business, the meeting was adjourned at 5:50 PM.