

BOARD OF ZONING APPEALS
July 9th, 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 July 9th, 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: May 7th, 2024
- D. Swearing of any person giving testimony
- E. Special Exceptions: 906 Palm Boulevard
- F. Miscellaneous business
- G. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, May 7, 2024
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to order**

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

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

MOTION: Ms. Gower made a motion to approve the minutes of the April 2, 2024 meeting, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

3. **Swearing in of applicants**

Mr. Thornburg swore in the applicant.

4. **Home Occupations**

A. **239 Forest Trail**

Zoning Director Simms said that the applicant, Nick Perry, 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.

Mr. Perry explained that his company owns two golf carts, one of which is dedicated to one particular rental property and is leased on an annual basis. The second golf cart is also dedicated to a particular short-term rental property but it does not stay there all the time. When it is not in use, it will be located inside Mr. Perry's garage and occasionally washed in the side yard. He said the golf cart will be delivered to the property. His company has no plans to expand the number of golf carts they own at this time. He added that the presence of the second golf cart at his home is rare.

MOTION: Mr. McKnight made a motion to approve Mr. Perry application with the following limitations: the number of golf carts is limited to two; with one stored offsite, and the other, when onsite is stored inside the garage except for when being cleaned. The motion passed unanimously.

Mr. Thornburg added that if the City hears of any issues related to his business that contradict Mr. Perry's testimony or the limits of the business license, his license could be pulled.

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 Ms. Gower seconded the motion. The meeting was adjourned at 4:18pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 24-13

Applicant: Cynthia Rocha

Address: 906 Palm Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a defense contracting firm at their 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, 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. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: 6/4/2024

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 906 Palm Blvd

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification Residential

Applicant(s) Name Cynthia Rocha

Address 906 Palm Blvd Isle of Palms, SC 29451

Telephone 843-296-5071

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

Owner(s) (if different from applicant) NA

Name _____

Address _____

Telephone _____

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

Cynthia Rocha
Applicant signature/date

6/4/2024

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): email and phone calls
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No NO. If yes, please explain:

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No 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 NO
5. Will there be any business related traffic coming to this residence? Yes _____ No NO. If yes, please explain and give frequency: _____
6. Will there be any employees working in this residence other than family members? Yes _____ No 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 NO
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No NO. If yes, explain: _____
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No 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 NO
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No NO
12. Are there currently any other home occupations operating at this residence? Yes _____ No 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: _____

Emails and phone calls will be done from the home. I travel to customer sites weekly.

We are a small defense contracting firm. Our work is done on site at military bases. Working from home, I conduct conference calls, do scheduling and quotes from my home. I don't have any resources coming or going from the residence – I travel to our work sites once a week to check in and have local teams managing our work. At home, the work is done by me alone in my home. No work outside of phone calls, proposals scheduling etc will be done. Only office work is conducted and no one is coming or going from our home

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.

Cynthia Rocha

6/4/2024

Signature of applicant & date