



**BOARD OF ZONING APPEALS  
4:00pm, Tuesday, January 7, 2025  
1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

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

Absent: Robert Miller

**2. Nomination and election of Chair and Vice Chair**

**MOTION: Mr. McKnight made a motion to defer the nomination and election of Chair and Vice Chair to the February meeting when all members are present. Ms. Wheeler seconded the motion. The motion passed unanimously.**

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

**MOTION: Mr. McKnight made a motion to approve the minutes of the December 3, 2024 meeting, and Ms. Gower seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Mr. Thornburg swore in the applicants and other members of the public.

**4. Special Exceptions**

**A. 4000 Waterway Boulevard**

Zoning Administrator Simms said the applicant, Christopher Kyle Clark, is requesting a special exception to allow the establishment of a property management business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home.

Ms. DeNeane, City Clerk, read a comment received from Dr. Linda Bradley McKee via the City's online public comment forum opposing commercial activity in residential areas of the island.

Tara Clark, wife of the applicant, said there will be no commercial traffic coming to the home. The only vehicles are the ones they already own. She said they were considering a magnet

advertising the business for their truck, but Board members told her that would not be permitted. Mr. McKnight reminded her that there can be no signs of commercial activity on the property.

**MOTION: Mr. McKnight made a motion to approve the special exception, and Ms. Gower seconded the motion. The motion passed unanimously.**

**B. 208 Palm Boulevard**

Zoning Administrator Simms said the applicant, Suzanne Bonds, is requesting a special exception to allow the establishment of a cleaning service business at their home. The applicant has indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home.

Davis Bonds, Ms. Bonds's son, spoke on her behalf as she was traveling. He said his mother has purchased a cleaning franchise, and the employees will not be coming to the home. There will be no signage at the home. He said the business is operated remotely and all business is conducted online.

Ms. Bonds's application mentioned the placement of an ice vending machine inside the County park. Zoning Administrator Simms said Ms. Bonds would need to submit a separate application for that business.

**MOTION: Mr. McKnight made a motion to approve the request for a special exception for the cleaning business subject to the mention of the ice vending machine on the application be stricken. Ms. Wheeler seconded the motion. The motion passed unanimously.**

**C. 1202 Palm Boulevard**

Zoning Administrator Simms said the applicant, Amine Houti, is requesting a special exception to allow the outdoor sales of food and drink in the front patio area of 1202 Palm Boulevard. Mr. Houti said he would like to make the space in which customers already eat and drink in an "official" part of the dining establishment in which he is permitted to take orders. He said the owner is in favor of the request. Mr. Houti is in the process of securing a liquor license to sell mixed drinks at the restaurant. He shared the new hours of the restaurant.

Mr. McKnight expressed concern about the new dining area's proximity to traffic as well as possible noise impacts on the surrounding neighbors. Mr. Houti explained the restaurant closes at 10pm, and the closest neighbors are condominiums, who have not expressed concern about the plans for outdoor expansion.

Karen and Sharon Johnson, local business owners, asked for clarity about Mr. Houti's request. Zoning Administrator Simms explained, "What the Board is approving here is that Amine is proposing is the sale of food or beverage or tangible personal property within his footprint to outside. He cannot have a food truck. They are banned island wide. So that cannot be allowed

anywhere. That is not what they are approving. They are approving anything that is sold within Amine's business. He can take orders, but he cannot have a cart or anything outside."

Mr. McKnight again expressed his concern about allowing this special exception. He noted that the ordinance states "the proposed use must not adversely affect the property values," and he does not believe Mr. Houti has provided anything supporting his claim that the change will not affect property values.

Zoning Administrator Simms pointed out that the setback and parking requirements have been met.

Mr. Houti explained the layout and boundaries of the proposed dining area.

Mr. McKnight proposed an onsite visit by the Board to understand the space in question better.

**MOTION: Ms. Wheeler made a motion to defer further action on this request until the Board makes an onsite visit. Ms. Gower seconded the motion. The motion passed unanimously.**

Following some discussion, the Board agreed to meet at 1202 Palm Boulevard on Wednesday, January 15, 2025 at 12:30pm.

## 6. **Adjournment**

Ms. Gower made a motion to adjourn, and Ms. Wheeler seconded the motion. The meeting was adjourned at 4:52pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk