



**BOARD OF ZONING APPEALS**  
**12:30, Wednesday, January 15, 2025**  
**onsite at 1202 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. Swearing in of applicants**

Mr. Thornburg swore in the applicant.

**3. Special Exception – 1202 Palm Boulevard**

Zoning Administrator Simms reminded the Board members that 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.

Board members then asked Mr. Houti numerous questions about the plans for the space to better understand the request. Mr. Houti said the area in question measures 30' x 12' and encompasses the space currently within the planters. He would like to extend the fence line on both sides of the space to accommodate a sunshade over most of the area.

Mr. Thornburg said he would like a diagram of the area with measurements showing the depth of the planter boundary and where the fence will be. Ms. Wheeler and Mr. McKnight expressed concern about waiting people in the parking lot area. Mr. Houti said the planters cannot go out into the parking lot any further than they already are. He said they are not permanent but will be more stabilized, adding that they are very heavy. Mr. Houti agreed to adding another planter to enclosed the space as well as posting signage during the season warning people of car movement. He noted that the rest of the shops are not open at the times they are proposing (after 4pm), so there will be less traffic in the lot.

Mr. Houti said the grassy area where children are permitted to play cannot be fenced in, but the driveway's owner allows them to play in the space. He said there have been no issues with the children playing there in the 8 years they have been opened.

**MOTION: Ms. Gower made a motion to continue the discussion of Mr. Houti's request to the February 4 meeting after receipt of the diagram as discussed. Ms. Wheeler seconded the motion. The motion passed unanimously.**

4. **Adjournment**

Ms. Wheeler made a motion to adjourn, and Mr. McKnight seconded the motion. The meeting was adjourned at 12:50pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk