



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, January 5, 2021**  
**Virtual Meeting via Zoom call due to COVID-19 Pandemic**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Glenn Thornburg, Elizabeth Campsen, Arnold Karig, Carolyn Holscher, Brian Abel, and Douglas Kerr, Director of Planning

**2. Election of Chair and Vice Chair**

Mr. Karing nominated Elizabeth Campsen for Chair of the Board of Zoning Appeals. Ms. Holscher seconded the nomination. There being no other nominations, the vote for Ms. Campsen to be Chair of the Board of Zoning Appeals was unanimous.

Ms. Campsen nominated Glenn Thornburg for Vice Chair of the Board of Zoning Appeals. Mr. Karig seconded the nomination. There being no other nominations, the vote for Mr. Thornburg to be Vice Chair of the Board of Zoning Appeals was unanimous.

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

Mr. Karig made a motion to approve the minutes of the July 7, 2020 meeting as presented, and Mr. Thornburg seconded the motion. The minutes were approved unanimously.

**4. Swearing in of applicants**

Ms. Campsen swore in Chris Jordan, Jay Leigh, Mark Yodice, Dave Lorenz, and Jon Bushnell. Director Kerr stated that he did not request the applicants for the home occupation requests to attend the meeting unless the need arose.

**5. Home Occupations**

**A. 139 Sparrow Drive**

Director Kerr said the applicant, Alice Tumage, is requesting a special exception to run a vacation rental management company from her home. There will be no employees and no exterior signage for the business. The home will be used for office work only. Ms. Tumage's husband already operates a home business in this location.

**MOTION: Mr. Thornburg made a motion to approve the request, and Ms. Holscher seconded the motion. The motion passed unanimously.**

**B. 63 Twin Oaks Lane**

Director Kerr said the applicant, Marion Martens, is requesting a special exception to run a second home and rental inspection business from her home. The home will be used for office work only, there will be no exterior signage. She will be inspecting rental homes as needed. There will be no employees.

**MOTION: Ms. Holscher made a motion to approve the request, and Mr. Thornburg seconded the motion. The motion passed unanimously.**

**C. 106 Carolina Boulevard**

Director Kerr said the applicant, Sean Cradock, is requesting a special exception to run a home office for a vacation rental management company. The home office will be used for office work only. There will be no employees or exterior signage.

**MOTION: Mr. Thornburg made a motion to approve the request, and Ms. Holscher seconded the motion. The motion passed unanimously.**

**D. 9000 Palmetto Drive, Apt. 304D**

Director Kerr said the applicant, Kate Matthews, is requesting a special exception to run a home office for a software coding and development business. There will be no employees and no exterior signage. The home office will be used for office work only.

**MOTION: Ms. Campsen made a motion to approve the request, and Mr. Thornburg seconded the motion. The motion passed unanimously.**

**6. Special Exceptions**

**A. 624 Palm Boulevard**

Director Kerr gave an overview of the zoning change request made by the Isle of Palms Water & Sewer Commission in order to purchase the lot at 624 Palm Boulevard as the site of a future sewer lift station. He reviewed the criteria necessary for approval from BOZA.

He then read a comment from Edward Park Williams, 701 Carolina Boulevard, who asked that the proposed location of the lift station on the property be reconsidered to a more neutral area further away from houses.

**MOTION: Ms. Campsen made a motion to approve, and Ms. Holscher seconded the motion.**

Mr. Leigh, Chairman of the Isle of Palms Water & Sewer Commission, said the lift station could be located anywhere on the property, and the current proposed location was chosen for safety and access reasons.

Board members considered the criteria needed for approval. Mr. Jordan, General Manager of the IOP Water & Sewer Commission, indicated this lift station would be approximately 6' in height

and surrounded by an 8' privacy fence. The required 10' vegetative buffer will need a break to allow for access.

There was extensive discussion about the future use of the remainder of the property and the importance of stipulating its use in the conditions for approval. Mr. Leigh stated that as a contingency of the sale nothing can be built on the property except for the lift station. The property is to be deed restricted for greenspace outside of the lift station. Proof of that deed restriction will need to be provided to the City. He also said that an additional beautification committee could be formed with the Water & Sewer Commission to deal with maintaining the property. He further suggested an advisory committee of City staff and members of the Garden Club could be helpful in deciding how to beautify the property. Mr. Leigh said it is the intent of the Water & Sewer Commission to keep the property better maintained than it is now.

Ms. Campsen made a motion to amend the approval with the condition that the residual space on the property become greenspace. Mr. Thornburg seconded the motion. The motion and second were later withdrawn so that all conditions could be added as one amendment.

Mr. Yodice, Engineer for Thomas & Hutton, indicated the location of the lift station could be moved on the property. He pointed out that future lift stations may not have that same amount of space allowing for such a relocation.

**MOTION: Ms. Campsen made a motion to amend the approval to include the following conditions: any residual property not encumbered by the pump station or its footprint be deed restricted for public use or passive greenspace; the Water & Sewer Commission develop an interim maintenance and beautification plan from point of sale until the site is developed; and the location of the lift station is subject to relocation on that lot by the Water & Sewer Commission after consultation with the residential owners in the area. Mr. Thornburg seconded the motion. The motion to amend passed unanimously.**

**VOTE: The vote on the motion as amended passed unanimously.**

**B. #80-41<sup>st</sup> Avenue**

Director Kerr explained the request for an alteration to an existing special exception “that allows for the outdoor sales of food and drink at that property. In the City zoning code, food and drink is allowed to be sold outdoors in the GC-1 District only when the Board of Zoning Appeals approves it.” The request for alteration is being made “to allow them to transform a portion of the building that is currently indoor dining to become outdoor dining.” The area would become a covered outdoor porch. The four criteria required for a special exception, reviewed by Director Kerr, have been addressed in the application.

Regarding amplified music, Mr. Lorenz and Mr. Bushnell explained that there will be multiple speakers at lower volumes pointed in towards the restaurant. The music will be more ambient in nature, but sometimes may include a two-piece acoustic team on the weekends. Ms. Campsen pointed out the restaurant will need a noise control agreement with the City.

Mr. Dan Sweeney, architect for the restaurant, provided additional details about the design and structure of the outdoor porch area. Designs provided to the Board are schematic designs, and Mr. Sweeney does not expect any significant changes to them prior to construction.

Discussion ensued about the number of seats in the outdoor area.

**MOTION: Mr. Thornburg made a motion to amend the approval to include the following stipulations: the restaurant and outdoor seating area must be in compliance with the City's noise ordinance and the noise ordinance agreement be entered into as quickly as possible; and to allow for seating up to 64 seats as long as it complies with existing applicable codes. Ms. Campsen seconded the motion. The amendment passed unanimously.**

**VOTE: The vote on the amended motion passed unanimously.**

**6. Miscellaneous Business**

Board members welcomed Mr. Abel to the Board. Director Kerr indicated the annual legal briefing will need to be scheduled in the near future. Ms. Campsen said she would like to have the applicants for home occupations participate in future Zoom meetings.

**7. Adjournment**

Ms. Holscher made a motion to adjourn, and Mr. Thornburg seconded the motion. The meeting was adjourned at approximately 6:09pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk