



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, June 16, 2021**  
**1207 Palm Boulevard, Isle of Palms, SC and**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

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

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

Mr. Thornburg made a motion to approve the minutes of the May 4, 2021 meeting as presented, and Ms. Campsen seconded the motion. The motion passed unanimously.

**3. Swearing in of applicants**

Ms. Campsen swore in the applicants.

**4. Home Occupations**

**A. 122 Ocean Boulevard**

Director Kerr stated Kristen Stein, the applicant, is requesting a special exception to allow the establishment of an interior design business in her home. Ms. Stein has indicated that the home will be used for office work only and there would be no business-related traffic coming to the house or exterior evidence of a business. Ms. Meredith Maxwell, Ms. Stein's attorney, said the only materials on the property would be sample design boards or pipe materials. They are mostly stored in her car. Sample materials may occasionally be delivered to her home.

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

**B. 10 Fairway Oaks Lane**

**C. 10 Fairway Oaks Lane**

Director Kerr said both applications for 10 Fairway Lane have been withdrawn as the applicants have located the businesses to a physical location off the island.

5. **Special Exceptions**

A. **1012 Ocean Boulevard**

Director Kerr said that Papi's Taquiera is requesting a special exception to allow for outdoor sales of food and drink. They are requesting service on a ground-level deck to adjacent to the restaurant.

He reported to the Board that Papi's was granted permission for the outdoor sale of food and drink in 2017 on an elevated deck under the following conditions: sales were limited to occur between 11am and 10pm Sunday through Thursday and 11am-11pm on Friday and Saturday. Additionally, no live music including acoustic or amplified performances would be permitted and no electronic or other devices were to be used to play music.

City code requires that the outdoor sale of food in this district be more than 200' away from the Ocean Boulevard right of way, and this deck area is within that 200'. The request also is seeking permission to construct the deck on which the food and drink will be served.

**MOTION: Ms. Campsen made a motion to open discussion for the application from 1012 Ocean Boulevard. Mr. McKnight seconded the motion.**

The applicant explained that the space where they were permitted to put picnic tables during the shutdown is a heavily trafficked area, so they would like to move these tables to the proposed deck area. Director Kerr pointed out that the proposed deck area will actually cross over the property line into the adjacent property at 1016 Ocean Boulevard which is owned by the same person owning 1012 Ocean Boulevard. He said this portion of the request still has to be reviewed by the City's Building Official who is not obligated to approve anything that does not comply with the code. The applicant explained there would be a fenced area that would provide coverage of trash bins and cleaning supplies. A cantilever roof to cover that utility area is also proposed.

Director Kerr suggested that the owner might just move the property line so that the proposed deck is part of the 1012 Ocean Boulevard property. Ms. Campsen said there are a number of options available to the owner who should probably take time to discuss those options with a real estate attorney. Director Kerr said that the current section of the Emergency Ordinance allowing the outdoor sale of food and drink could be extended by City Council for up to a year.

**MOTION: Ms. Campsen made a motion to defer the application at 1012 Ocean Boulevard until the July BOZA meeting. Mr. McKnight seconded the motion. The motion passed unanimously.**

B. **1120 Ocean Boulevard**

Director Kerr said that Perry Freeman of Coconut Joe's is requesting a special exception to allow for outdoor sales of food and drink. A ground-level deck has been recently constructed in that area for that purpose. The deck is on the roadside of Coconut Joe's and backs up to Smuggler's.

Director Kerr pointed out that the Building Official may have concerns about the fire separation at the property lines. He said that approval of this request by the Board is not an indication that the deck is in compliance with the building code.

**MOTION: Ms. Campsen made a motion to open the application up for discussion, and Mr. Thornburg seconded the motion.**

Mr. Freeman indicated the intent of this area is for drink and cocktail service while customers are waiting for their tables. They have built in countertop seating and may eventually add plumbing and electrical to allow for an outdoor bar service area.

A resident expressed concern about underground propane tanks in the area. Mr. Freeman said, according to AmeriGas, early next week all the tanks will be completely inactive and irrelevant to the area. Mr. Freeman also said he would need to get confirmation from his general contractor to verify if the deck was professionally designed and properly permitted. Director Kerr expressed concern about the possible fire separation issues.

Board members expressed concerns about safety issues with regards to the propane tanks and would like more information about how those will be dealt with safely.

**MOTION: Mr. McKnight made a motion to defer further discussion on the application until the July BOZA meeting. Mr. Thornburg seconded the motion. The motion passed unanimously.**

**6. Miscellaneous Business**

The next meeting of the Board of Zoning Appeals will be on Tuesday, July 13, 2021 at 4:30pm.

**7. Adjournment**

Mr. Thorburg made a motion to adjourn, and Ms. Campsen seconded the motion. The meeting was adjourned at approximately 5:21pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk