

BOARD OF ZONING APPEALS  
April 5, 2022

**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 April 5, 2022, at **4:30pm** 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: March 1, 2022
- D. Swearing of any person giving testimony
- E. Home Occupations: 22 Back Court
- F. Miscellaneous business- City email addresses
- G. Adjournment



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, March 1, 2022**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

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

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

**MOTION: Mr. McKnight made a motion to approve the minutes as amended, and Mr. Abel seconded the motion. The amended minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicants.

**4. Home Occupations**

**A. 717 Carolina Boulevard**

Director Kerr said the applicant is requesting a special exception for online office work only for a estate sale company. There would be no inventory stored in the home. There will be no business-related traffic coming to the home and no exterior evidence of a business.

The applicant, Vail Duggan, added that items left over from sales go to a storage facility and none would be in her home or sold from her home.

**MOTION: Mr. McKnight made a motion to approve the request as submitted. Mr. Thornburg seconded the motion. The motion passed unanimously.**

**B. 35 32<sup>nd</sup> Avenue**

Director Kerr said that the applicant, Savies Shirbacheh, is requesting a special exception to allow for the establishment of a low-speed vehicle rental business at his home. He has indicated that vehicles would be stored inside an enclosed garage under the house when not rented. The home would be used for office work only, and there will be no business-related traffic coming to the house or employees working from the home.

Mr. McKnight expressed concern about the visibility of business-related activity at the home since the vehicles do have to leave or be returned to the property. The applicant said his home address would not be revealed to renters and he would be the only person driving the LSVs to

and from the home to and from the rental location. He would like to add signage to the LSVs stating the name of the business and the website address.

Mr. Shirbacheh also stated that during the summer months the electricity-powered LSVs can only be rented for a week at time. He would like to be able to keep four vehicles in the enclosed garage under the house until he could determine the success of the business and then decide if an off-island storage unit is necessary.

Director Kerr said he did not see any previous approval by the Board for such a business. He stated that there are approved businesses on the island that have some component of storage at the home to them. The statute says less than 25% of a home can be dedicated to a home business.

Ms. Campsen indicated she did not see an issue with a couple of carts leaving the house weekly in light of the fact that there are other rental/delivery type businesses on the island.

**MOTION: Mr. McKnight made a motion to approve the application subject to the conditions of being limited to weekly rentals from May 1 to September 30 and the total maximum number of vehicles to four. Mr. Abel seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business**

**Revised Rules of Procedure**

**MOTION: Ms. Campsen made a motion to approve and adopt the Revised Rules of Procedure as amended. Mr. Thornburg seconded the motion. The motion passed unanimously.**

**6. Adjournment**

Ms. Campsen made a motion to adjourn and Mr. Abel seconded the motion. The meeting was adjourned at 5:03pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 22-06

**Applicant:** Lisa Garrels

**Address:** 22 Back Court

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**Request:**

The applicant is requesting a special exception to allow the establishment of a sewing, painting, and candle making business in her home. She has indicated that the home will be used to make homemade signs, fabric items, and candles to sell at two or three festivals per year. There will be no business-related traffic coming to the residence and there will be no employees who live outside of the house reporting to work at the residence. The business is classified in Table B1 as 7336- Commercial art and graphics.

Board of Zoning Appeals  
Information Sheet  
City of Isle Palms

Date Filed: 3-25-22

Appeal Number 22-0

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 22 Back Court

Lot \_\_\_\_\_ Block \_\_\_\_\_ TMS \_\_\_\_\_

Area of Lot \_\_\_\_\_ Zoning Classification \_\_\_\_\_

Applicant(s) Name Lisa Garrels

Address 22 Back Court, Isle of Palms, SC 29451

Telephone 843-475-1588

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

Owner(s) (if different from applicant) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

Lisa M. Garrels 3-25-2022  
Applicant signature/date

Owner signature (if different from applicant)/ date

l.m.garrels@gmail.com

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): \_\_\_\_\_
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes X No \_\_\_\_\_. If yes, please explain:  
Sewing, hand-painting, candle/wax melt making
3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes \_\_\_\_\_ No X 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 X
5. Will there be any business related traffic coming to this residence? Yes \_\_\_\_\_ No X. If yes, please explain and give frequency: \_\_\_\_\_
6. Will there be any employees working in this residence other than family members? Yes \_\_\_\_\_ No X
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 X
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes X No \_\_\_\_\_. If yes, explain: \_\_\_\_\_  
at storage unit in Mt. Pleasant
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes \_\_\_\_\_ No X
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 X
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes \_\_\_\_\_ No X
12. Are there currently any other home occupations operating at this residence? Yes X 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: \_\_\_\_\_

I will be participating in 2-3 festivals a year. I will be making and selling homemade signs, fabric items, candles for the festivals.

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.

Yvonne M. Garrels      3-25-2022  
Signature of applicant & date