

BOARD OF ZONING APPEALS  
November 1, 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 November 1, 2022, at **4:00pm** 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: October 4, 2022
- D. Swearing of any person giving testimony
- E. Special Exception:           17 44<sup>th</sup> Avenue  
  15 Edgewater Aly
- F. Miscellaneous business
- G. Adjournment



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

**MINUTES**

**1. Call to order**

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

Absent: Arnold Karig

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

**MOTION: Mr. McKnight made a motion to approve the minutes of the September 6, 2022 meeting, and Mr. Abel seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicants.

**4. Home Occupations**

**A. 2403 Cameron Boulevard**

Director Kerr said that the applicant, Lisa Gastaldi, is requesting a special exception to allow for the establishment of a college consulting business at her home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Mrs. Gastaldi said meeting are conducted via Zoom.

**MOTION: Mr. Thornburg made a motion to approve the application, and Mr. Abel seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business -- none**

**6. Adjournment**

Mr. McKnight made a motion to adjourn and Ms. Campsen seconded the motion. The meeting was adjourned at 4:34pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 12-13

**Applicants:** Nancy McGinley

**Address:** 17 44<sup>th</sup> Avenue

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**Request:**

The applicant is requesting a special exception to allow the establishment of a leadership and education consulting business. She has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals  
Information Sheet  
City of Isle of Palms

Date Filed 10-27-22

Appeal Number \_\_\_\_\_

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 17 44<sup>th</sup> Avenue

Lot 8 Block C TMS \_\_\_\_\_

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

Applicant(s) Name Dr. Nancy J. McGinley

Address 17 44<sup>th</sup> Avenue

Telephone 843-412-5949

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.

  
Applicant Signature/Date

10/27/22

Owner Signature (if different from applicant)/Date

Board of Zoning Appeals  
Information Sheet  
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):

Common Ground Leadership Project, LLC is an education and leadership consulting firm.

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes \_\_\_\_\_ No X. If yes, please explain: \_\_\_\_\_

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 \_\_\_\_\_ No X. If yes, explain: \_\_\_\_\_

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 \_\_\_\_\_ No X

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 am an education and leadership consultant. I work with organizations including schools and school districts. I am the sole employee. No employees or clients will come to my house.

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 the 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.



Signature of Applicant & Date

10/27/22

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**Appeal Number:** 22-14

**Applicant:** Shannon Biggers

**Address:** 15 Edgewater Aly

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**Request:**

The applicant is requesting a special exception to allow the establishment of an interior design business in her home. The applicant 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. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.



Board of Zoning Appeals  
Information Sheet  
City of Isle of Palms

Date Filed 10/17/22

Appeal Number 22-14

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 15 Edgewater Aly

Lot 15 Block D TMS 604-09-00-251

Area of Lot Wild Dunes Zoning Classification Residential

Applicant(s) Name Shannon Biggers

Address 15 Edgewater Aly

Telephone 704-905-0719

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.

[Signature] 10/17/22  
Applicant Signature/Date

\_\_\_\_\_  
Owner Signature (if different from applicant)/Date



Board of Zoning Appeals  
Information Sheet  
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):

Interior Design

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes \_\_\_\_\_ No ☒. If yes, please explain: \_\_\_\_\_

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes \_\_\_\_\_ No ☒. 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 ☒

5. Will there be any business related traffic coming to this residence? ? Yes \_\_\_\_\_ No ☒. If yes, please explain and give frequency. \_\_\_\_\_

6. Will there be any employees working in this residence other than family members? ? Yes \_\_\_\_\_ No ☒

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 ☒

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes \_\_\_\_\_ No ☒ If yes, explain: \_\_\_\_\_

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes \_\_\_\_\_ No ☒

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 ☒

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes \_\_\_\_\_ No ☒

12. Are there currently any other home occupations operating at this residence? Yes \_\_\_\_\_ 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. \_\_\_\_\_

Interior Design --

Communication with clients, contractors,  
suppliers, etc. to manage projects.

Use of computer for design, selection  
& communications.

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 the 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.



10/17/22

Signature of Applicant & Date