

BOARD OF ZONING APPEALS  
May 6<sup>th</sup>, 2025

**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 May 6<sup>th</sup>, 2025, 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: April 1<sup>st</sup>, 2025
- D. Swearing of any person giving testimony
- E. Special Exceptions:       239 Forest Trail  
                                      313 Carolina Boulevard  
                                      3 Driftwood Lane
- F. Miscellaneous business
- G. Adjournment



**BOARD OF ZONING APPEALS  
10:00am, Tuesday, April 1, 2025  
1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Glenn Thornburg, Ellen Gower, Susie Wheeler, Ted McKnight, and  
Zoning Administrator Simms

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

**MOTION: Mr. McKnight made a motion to approve the minutes of the March 4, 2025 meeting, and Ms. Gower seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Mr. Thornburg swore in the applicants.

**4. Special Exceptions**

**A. 239 Forest Trail**

**MOTION: Mr. McKnight made a motion to defer this matter until the next meeting. Ms. Gower seconded the motion. The motion passed unanimously.**

**B. 1202 Palm Boulevard**

Zoning Administrator Simms reminded the Board 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. The property is located in the GC-1 zoning district and Section 5-4-38(5)(b) of the City's zoning code specifies the conditions of when the Board can approve the sale of food or beverage in the district. The applicant claims that the standards for the special exception in Section 5-4- 5(c) are met.

Zoning Administrator Simms confirmed that the dimensions of the proposed dining area as submitted. Mr. Houti said the space is larger to accommodate the gap near the building in which to enter the outdoor seating area. He will add a stanchion to further indicate where the area starts. He confirmed the service times as 7am-1pm every day and 4pm-10pm Friday through Sunday.

**MOTION: Mr. McKnight made a motion to approve the application provided the submitted drawing is made part of the record and the outdoor dining space reflects the drawing and that the hours of service are 7am-1pm every day and 4pm-10pm Friday through Sunday. Ms. Gower seconded the motion. The motion passed unanimously.**

**5. Adjournment**

Mr. Miller has indicated that he would like to rejoin the Board. City Clerk DeNeane will discuss with Administrator Kerr the process of having Mr. Miller reappointed.

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at 10:12am.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 25-07

**Applicant:** Nick Perry

**Address:** 239 Forest Trail

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**Request:**

The applicants are requesting a special exception to allow the establishment of a short-term rental business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home. 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 Palms

Date Filed: \_\_\_\_\_

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 239 Forest Trail

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

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

Applicant(s) Name Nest 10P LLC

Address 239 Forest Trail

Telephone 843-882-7863

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

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

\_\_\_\_\_  
Owner signature (if different from applicant)/ date

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): Home office, vacation home management

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: \_\_\_\_\_

NEST IOP LLC will function as a vacation  
home management entity. I will have my  
home office setup for NEST IOP LLC.

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.

  
\_\_\_\_\_  
Signature of applicant & date

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**Appeal Number:** 25-08

**Applicant:** Teri Buonasera

**Address:** 313 Carolina

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**Request:**

The applicant is requesting a special exception to allow the establishment of a advertising and public relations consulting business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home. 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 4/19/2025

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 313 Carolina Blvd

Lot 8 Block 12 Sec A TMS 568-09-00-195

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

Applicant(s) Name Teri C. Bumasera

Address 313 Carolina Blvd

Telephone 803.463.3160 or 803.315.2497

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.

Teri C. Bumasera 4/18/2025  
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):  
\_\_\_\_\_
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. \_\_\_\_\_

Business Consultant with Specialty in  
Advertising and Public Relations.  
Creating Strategic Media (TV, radio,  
outdoor, digital) Plans.

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.

Jeri C. Buenasera

4/18/25

Signature of Applicant & Date



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**Appeal Number:** 25-09

**Applicant:** Terrence McGowan

**Address:** 3 Driftwood Lane

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**Request:**

The applicant is requesting a special exception to allow the establishment of a technical computer consulting business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home. 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 Erie, Pa.

Date Filed: 4/23/25

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 3 Driftwood Ln

Lot 54 Block J TMS \_\_\_\_\_

Area of Lot 14,141 Zoning Classification S

Applicant(s) Name Terrence McGowan

Address 3 Driftwood Ln

Telephone 843-490-2940

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

Owner(s) (if different from applicant) N/A

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

Terrence McGowan  
Applicant signature/date

Owner signature (if different from applicant) date \_\_\_\_\_

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): Technical Computer Consultant

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: \_\_\_\_\_

Provide technical advice related to  
information technology. Work involves  
phone calls and teleconferences as well  
as emails.

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.

  
\_\_\_\_\_  
Signature of applicant & date