



Board of Zoning Appeals

February 3, 2026

Public Comment: Citizens may provide public comment here:

<https://www.iop.net/public-comment-form>

City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451 (843) 886-9912

www.iop.net

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on February 3, 2026, at **4:00pm** in Council Chambers, 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: November 5, 2025
- D. Swearing of any person giving testimony
- E. Special Exception – 8500 Palmetto Drive, Apt 201I, Home Occupation
- F. Special Exception – 101 Charleston Blvd, Home Occupation
- G. Special Exception – 133 Sparrow Drive, Home Occupation
- H. Miscellaneous Business
- I. Adjournment



**BOARD OF ZONING APPEALS
4:00pm, Tuesday, January 6, 2026
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Call to order

Present: Glenn Thornburg, Susie Wheeler, Bob Miller, Zoning Administrator Hart

Absent: Ellen Gower

2. Election of Chair and Vice Chair

MOTION: Mr. Thornburg made a motion to postpone the election of Chair and Vice Chair until the next meeting. Ms. Wheeler seconded the motion. The motion passed unanimously.

3. Approval of Previous Meeting's Minutes

Ms. Wheeler noted that the minutes should be corrected to indicate she was absent from the November meeting.

MOTION: Mr. Miller made a motion to approve the minutes of the November 5 2025 meeting as amended, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

4. Swearing in of applicants

Mr. Thornburg swore in the applicants.

5. Special Exceptions

A. 29 25th Avenue

Zoning Administrator Hart said, "The applicant is requesting a special exception to allow the establishment of a drone and photography business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. He has indicated that there will be no exterior evidence of a business and no employees."

Mr. John Cottingham, the applicant, said there will be no exterior signage on his house or car indicating the presence of a business.

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

Discussion ensued between Mr. Cottingham and Board members about the potential safety concerns surrounding the posting of personal information such as an applicant's email address that has led to attempts to scam applicants.

6. Miscellaneous

Mr. Thornburg asked for an update about the status of the golf cart rental business on Palm Boulevard that has visible signage advertising a business. Zoning Administrator Hart said she would determine whether or not this is a special exception approved by the Board and whether or not he is permitted to have the signage.

7. Adjournment

Ms. Wheeler made a motion to adjourn, and Mr. Miller seconded the motion. The meeting was adjourned at approximately 4:12pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Board of Zoning Appeals

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City of Isle of Palms

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Appeal Number: 26-02

Applicant: Sabrina Seeley

Address: 8500 Palmetto Dr. Apt. 201I, Isle of Palms

Request:

The applicant is requesting a special exception to allow the establishment of a photography business in the home.

The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. He has indicated that there will be no exterior evidence of a business and no employees working at the house. The business is classified in Table B-1 as 7389 - office work for business services not elsewhere classified.

26-02

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed 12/4/25

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 8500 Palmetto Dr. Apt 201E

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification R ES

Applicant(s) Name Sabrina Seeley

Address 8500 Palmetto Dr. Apt 201E

Telephone [REDACTED]

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.

Sabrina Seeley 12/4/25
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):

Photography

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. _____

Photography

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.

Sandra Sealey 12/4/25
Signature of Applicant & Date



Board of Zoning Appeals

February 3, 2026

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

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Appeal Number: 26-03

Applicant: Tracey Marks

Address: 101 Charleston Blvd, Isle of Palms

Request:

The applicant is requesting a special exception to allow the establishment of a property management business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than administrative work. He has indicated that there will be no exterior evidence of a business and no employees working at the house. The business is classified in Table B-1 as 7389 - office work for business services not elsewhere classified.

**Board of Zoning Appeals
Special Exception
Home Occupation Application
City of Isle of Palms**

Application Number: _____ Date Filed: _____

Applicant Information	
Applicant Name: Tracey Marks	
Phone Number:	_____
Email Address:	_____
Property Information	
Property Owner or Representative: Tracey Marks	
Subject Property Address: 101 Charleston Blvd	
Zoning District: SR2	

Description of Special Exception Request

1. Please describe the special exception request. 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 the property manager for Sea Cabin #305. I currently own it, but we are selling this unit with a closing date on February 5. The buyer has asked that I continue to manage this property for him for a fee.

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

No. Only administrative work.

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

None

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

None

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.

None

6. Will there be any employees working in this residence other than family members? If yes, please explain.

None

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

None

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

None

9. Will more than 25% of the floor area of this residence be devoted to the business?

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?

No

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No

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

No

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 with 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.

Applicant Signature: Tracey Marks

Date: 1/22/2026



Board of Zoning Appeals

February 3, 2026

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

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Appeal Number: 26-04

Applicant: Andrea Patrick

Address: 133 Sparrow Drive, Isle of Palms

Request:

The applicant is requesting a special exception to allow the establishment of an online/virtual Educational Consulting Service business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. He has indicated that there will be no exterior evidence of a business and no employees working at the house. The business is classified in Table B-1 as 7389 - office work for business services not elsewhere classified.

**Board of Zoning Appeals
Special Exception
Home Occupation Application
City of Isle of Palms**

Application Number: _____ Date Filed: _____

Applicant Information	
Applicant Name: Andrea Patrick	
Phone Number:	_____
Email Address:	_____
Property Information	
Property Owner or Representative: Andrea Patrick Owner	
Subject Property Address: 133 Sparrow Drive	
Zoning District: SR1	

Description of Special Exception Request

1. Please describe the special exception request. 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.

Andrea Patrick, as owner of The International Learner, LLC requests a zoning exception to operate as an educational consulting service from my residence at 133 Sparrow Drive. This is an LLC serving as an Independent Educational Consulting business to counsel students and their families on selection, admission, and enrollment in higher education programs such as college, university, or graduate school. I offer a virtual counselling service only. All activities undertaken from my residential address will be performed alone without employees and all client meetings will be virtual in nature, or offer premises and clients' homes. I will not meet with clients at this residence. Nothing will be manufactured, shipped, or stored at this location.

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

NO

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

No

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

No

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.

No

6. Will there be any employees working in this residence other than family members? If yes, please explain.

No

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

No

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

No

9. Will more than 25% of the floor area of this residence be devoted to the business?

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?

No

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No

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

No

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 with 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.

Applicant Signature: Andrea Patrick *Andrea Patrick*

Date: January 20, 2026