

Board of Zoning Appeals  
Minutes  
August 7, 2012

I. Call to order

Vice Chairman Scott Davidson called the regular meeting of the Board of Zoning Appeals to order on August 7, 2012 at 5:30PM in the City Hall Conference Room, 1207 Palm Boulevard. Other members present were Frances Anderson, Arnold Karig and Tom Miller; also Secretary Douglas Kerr was present. Mike Layman was absent. Mr. Kerr explained that the meeting was advertised in compliance with the Freedom of Information Act.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the July 3, 2012 meeting. Mr. Karig made a motion to approve the minutes and Mr. Miller seconded the motion. The vote was unanimous in favor of the motion.

III. Home occupations

Mr. Davidson explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony and therefore any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

**3005 Hartnett Boulevard**

Mr. Kerr explained that the applicant was requesting a special exception to allow the establishment of a carpentry business at his home. He stated that the applicant 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.

Mr. Mead, the applicant, addressed the Board and explained that he had lived in his house for 20 years and that he has been working for Jeter-Pohl Construction for many of those years, but he now would like to be able to do work under his own license as well. Mr. Miller asked if the sign would be coming off his vehicle. Mr. Mead stated that he did plan to continue to also work for Jeter-Pohl Construction as well and he had planned to keep the sign on the van. Mr. Kerr explained that the ordinance prohibited signage and that it would need to come off if the van.

Mr. Karig made a motion to approve the request with the condition that the sign be removed from the van. Mr. Miller seconded the motion and the vote was unanimous in favor of the motion.

IV. Special exceptions

**City parking lot at Ocean Boulevard and Pavilion Drive**

Mr. Kerr explained that the water tank at the Isle of Palms Water and Sewer Commission office has multiple cellular antennas attached and that it has become necessary to remove the antennas to repair and repaint the tower. He stated that the applicant is requesting a special exception to allow the temporary installation of two cellular towers, each 150 feet in height, in the municipal parking lot behind the water tower. The towers will be in place during the winter months while the City has control of the parking lot (mid-September 2012 until the beginning of January 2013).

He explained that the site is a 3.2 acre parcel on the corner of Ocean Boulevard and Pavilion Drive that is used for parking during the summer. The zoning of the parcel is GC1 (General Commercial). The temporary structures ("COW's" – communication on wheels) will be 150 feet tall and located in the northern corner of the property closest to the existing water tower. The structures will be supported by guy wires reaching out approximately 75 feet from the base of the structures. The structures will be constructed to withstand the wind speed requirements of the applicable building code, which is 130 miles per hour.

He stated that the applicant claims that the structures will meet the standards required by Section 5-4-20(b) by virtue of the fact that the temporary poles will be adjacent to the existing poles and therefore meet the same standards. He read section 5-4-20 regarding communication towers.

Evan McGill of Tower Engineering Professionals, Inc. addressed the Board and explained that to comply with the requirement of tower's fall zone not encroaching on adjacent owners one of the towers will need to be shifted seven feet to the west.

Mr. Miller asked if all of the guy wires would be behind a fence. Mr. McGill answered yes there would be a fence around the towers.

Mr. Davidson asked how the tower would be erected. Mr. McGill stated that they will arrive on a truck and a crane sets the units on top of each other. He added that the towers are designed to fail in a specific area, which creates the fall zone.

Ms. Andersen asked that he explain the scheduling of the towers being in place. Mr. McGill answered that the plan was for them to start relocating just after Labor Day and be finished in January.

Mr. Miller made a motion to approve the request and Mr. Karig seconded the motion. The vote was unanimous in favor of the motion.

V. Miscellaneous Business

Mr. Miller stated that his house was for sale and he did not anticipate being able to continue on the Board after the expiration of his term in December of 2012. Mr. Davidson explained that he would not be present for the September meeting.

VI. Adjournment

With no other business, the meeting was adjourned at 6:00 p.m.