



BOARD OF ZONING APPEALS
4:00pm, Tuesday, March 4, 2025
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

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

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Wheeler made a motion to approve the minutes of the February 4, 2025 meeting, and Ms. Gower seconded the motion. The minutes passed unanimously.

Mr. McKnight asked if the Board had an issue with reordering the agenda so that 1202 Palm Boulevard could be discussed last. There were no objections.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants and other members of the public.

4. Special Exceptions

A. 54 Morgan's Cove Drive

Zoning Administrator Simms said the applicants are requesting a special exception to allow the establishment of a geriatric care management 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 applicants verified there will be no signage or outward indication of a business in the home.

MOTION: Mr. McKnight made a motion to approve the application. Ms. Wheeler seconded the motion. The motion passed unanimously.

B. 1 14th Avenue

Zoning Administrator Simms reminded the Board the applicant is requesting a special exception to allow the outdoor sales of food and drink in a proposed permanent structure at 1 14th Avenue. Charleston County Parks and Recreation Commission (CCPRC) has an existing Special Exception that allows the outdoor sale and rental of tangible goods that are sold from mobile carts in a specified 25' by 20' area on the site. CCPRC also has a Special Exception for a mobile food truck. This Special Exception request would consolidate and replace the mobile carts into

one proposed permanent structure. The proposed structure would be approximately 180' from the OCRM baseline.

Mr. Eric Stewart of CCPRC provided a list of items to be sold and a computer-generated rendering of the proposed building.

MOTION: Mr. McKnight made a motion to approve the application. Ms. Gower seconded the motion. The motion passed unanimously.

C. 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.

Board members pointed out several measurement discrepancies in the provided drawing to the employee of Café Paname (Erin) who came to the meeting on behalf of the applicant. Mr. McKnight expressed concern that the planters have been moved to accommodate customers, and the Board was told that the planters would not be moved further into the parking lot. He visited the site prior to the meeting, and the measurements provided on the drawing do not match the reality of the space.

It was also noted that the width of the picnic tables in the drawing do not add up to the proper width of the proposed dining space.

Board members expressed concern that Mr. Houti himself was not there to answer questions.

Zoning Administrator Simms suggested that Mr. Houti could withdraw his application, have a landscape designer do a scale drawing and then amend the application for what he wants.

Board members suggested any application he files should include a scale drawing, the hours of operation, the number of people permitted in the area of service, an indicator marking off the non-permanent barrier closest to the building, and what he will do to increase safety in the area. Board members said Mr. Houti must be present to answer these questions at the next meeting.

MOTION: Ms. Wheeler made a motion to continue the application until the required documents are received. Ms. Gower seconded the motion. The motion passed unanimously.

5. Variances – 2 Sand Dollar Drive

Zoning Administrator Simms said the applicant has secured their own attorney to review City Code regarding this matter. They do not want the pool in the space suggested by Zoning Administrator Simms. The matter is deferred until April or later, depending on the request of the applicants.

6. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at 4:29pm.

Respectfully submitted,

Nicole DeNeane
City Clerk