



**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