

SPECIAL EXCEPTION APPLICATION
1303 NORTH STREET

8/19/15
8/20/15

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011, Fax (843) 986-5606
E-Mail: jbachety@cityofbeaufort.org
*Revised September 12, 2014

Application Fee
\$300

SPECIAL EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 8/20/15 Application #: 2015-22 Zoning District: GIR

Instructions

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements

1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site.

APPLICANT(S): NIGEL STRUD
Address: 1-1 North HERMITAGE ROAD
Telephone: 847 845 2677 [day] _____ [fax]
E-mail: nigelid@gmail.com

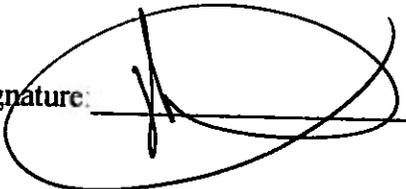
OWNER(S) if other than Applicant(s): _____
Address: _____
Telephone: _____ [day] _____ [fax]

PROPERTY STREET ADDRESS: 1203 North STREET
Tax Map No.: R120 004 000 0675 0000
Parcel No.: A PORTION OF BLOCK 106

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?
 Yes No

DESIGNATION OF AGENT [complete only if owner is not applicant]:
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Date: _____ Owner's Signature: _____

I (We) certify that the information in this application is correct.

Date: 8/19/2015 Applicant's Signature: 

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone: (843) 525-7011, Fax: (834) 986-5606
E-Mail: jbachety@cityofbeaufort.org
*Revised September 12, 2014

APPLICATION FOR SPECIAL EXCEPTION

Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) SHORT TERM RENTAL IN A RESIDENTIAL DISTRICT on property described on Page 1, which is permitted by special exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

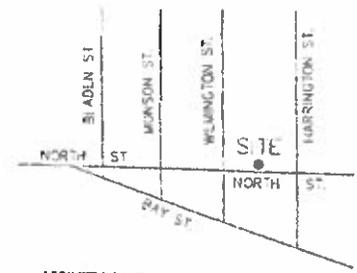
1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:
 - a. The proposed use is compatible with existing land uses in the surrounding area as follows: THERE ARE OTHER PROPERTIES IN THE AREA WITH THE SAME USE.
 - b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: THE HISTORIC STRUCTURE WILL NOT BE ALTERED. THE HOUSE AND LANDSCAPING ARE ATTRACTIVE AND WILL BE MAINTAINED TO A HIGH STANDARD.
 - c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: THERE WILL BE NO NEGATIVE IMPACT. THE RESIDENTIAL CHARACTER OF THE HOUSE WILL BE MAINTAINED. ALL PARKING WILL BE IN THE DRIVEWAY.
 - d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: AS PER ORDINANCE ADOPTED 7/20/2011, SECTIONS 5.1 AND 5.3 D OF THE BEAUFORT U.D.O., SHORT TERM RENTALS ARE IN CONFORMITY WITH THE COMPREHENSIVE PLAN.
 - e. The likely impact on public health and safety is as follows: THERE WILL BE NO NEGATIVE IMPACT ON PUBLIC HEALTH AND SAFETY. IT WILL BE ENHANCED DUE TO ALARM SYSTEM
 - f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: THERE WILL BE NO NEGATIVE CREATION OF NOISE, LIGHTS, FUMES, DUST, SMOKE, VIBRATION, FIRE HAZARD OR OTHER ISSUES. THE RENTAL AGREEMENT PROHIBITS SUCH ISSUES.
[A site plan must be submitted]

1303
North St
Beaufort
S.C.



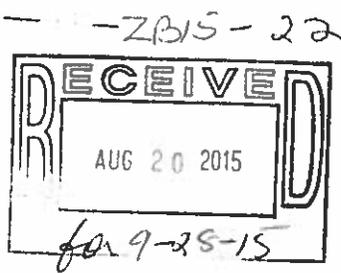
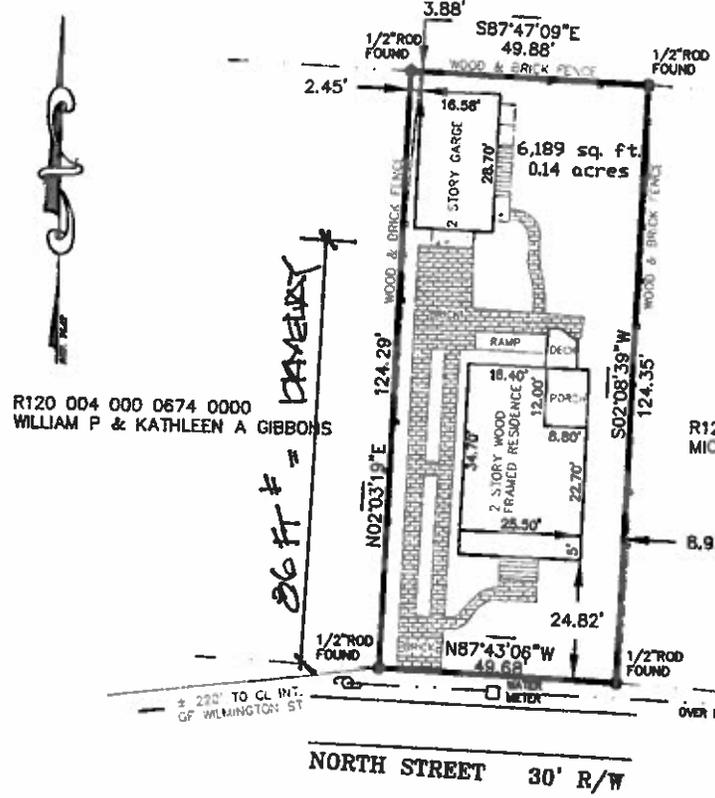


GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



R120 004 000 0670 0000
 BEAUFORT COUNTY BOARD
 OF EDUCATION

VICINITY MAP NOT TO SCALE



R120 004 000 0674 0000
 WILLIAM P & KATHLEEN A GIBBONS

R120 004 000 0676 0000
 MICHAEL G & DIANE M KENNY

NORTH STREET 30' R/W

ASBUILT SURVEY PREPARED FOR
NIGEL STROUD

BEING A PORTION OF BLOCK 106, AS SHOWN ON A PLAT OF THE CITY OF BEAUFORT PREPARED BY THE U.S. STATE DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA RECORDED IN DEED BOOK 3311, PAGE 1822 BEAUFORT COUNTY R.M.C. OFFICE

TAX MAP R 120-004-000-0675-0000

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

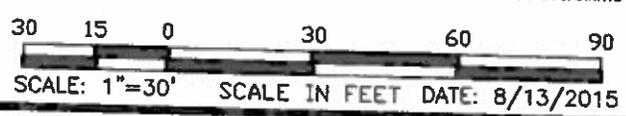
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICIAL

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM.-PANEL NUMBER 450028 0006 D. DATED: 09/29/86. (INDEX DATED: 11/04/92.)

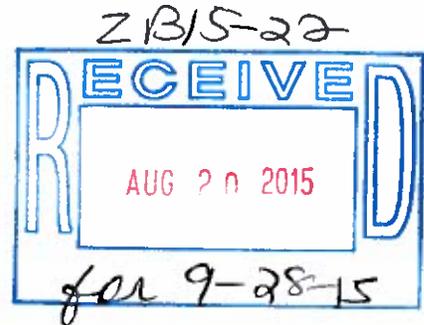
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO NIGEL STROUD THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



DAVID E. GASQUE, R.L.S. JOB # 43801
 S.C. REGISTRATION NUMBER 10508 FB#897/CG DSGN#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.
 8-14-15

"THE WHITE HOUSE"
RENTAL AGREEMENT
1303 North Street
Beaufort, South Carolina 29902
312.485.2234
helgastroud@gmail.com



Renter Name

November 1, 2015

Dear Renter,

This letter will serve as our agreement for the rental of the property at 1303 North Street, Beaufort, SC 20029. Here are the details:

RENTAL PERIOD:

Three day minimum, weekly or monthly

ACCOMMODATIONS:

Two bedrooms, each with a queen size bed. 1st and 2nd floor bathrooms with showers.

NUMBER OF GUESTS

4 Adults .No Children. No Pets. **Two vehicles permitted**. Driveway parking only.

RENTAL CHARGES AND FEES

Rental Amount

State and County Tax

Refundable Damage Deposit

Cleaning Fee

TOTAL

PAYMENT SCHEDULE

Due immediately; Reservation deposit (50% of total rent, charges and fees). Your reservation is NOT confirmed until we have received the deposit. Balance is due at time of arrival.

CANCELLATION/REFUNDS

Payments are nonrefundable unless we are able to rebook the property. At that time we will refund a prorated share of the rental fee for each day property is occupied.

UTILITIES

The following utilities are included; water, electric, heat, A/C, wireless internet and cable TV.

LINENS AND KITCHEN SUPPLIES

We will provide linens and towels. Two sets of sheets for each bed and starter paper products. Basic kitchen items including microwave, dishwasher and Keurig coffee maker with starter coffee pods. Full size washer and dryer.

IMPORTANT POINTS

We mutually agree to the following;

The property will not be occupied by more people than we have specified in this agreement.

Parking is not permitted in the street. Please use the driveway only.

You will NOT allow dogs, cats or other pets onto the property.

Smoking is not permitted inside the house.

Neither you nor your guests will use illegal drugs on the property. Loud noise, bright exterior lighting, fumes, dust, smoke, fire hazard or other obnoxious behavior is NOT permitted per City Ordinance.

The house is located in a quiet residential neighborhood, please respect your neighbors.

The house will be clean when you arrive, and we request that you leave it in good order.

You will notify us promptly of any damage or problems that arise.

Unless there is an emergency, we will notify you 24 hours in advance prior to entering the property during your rental period.

Please let me know if you have any questions. We look forward to your arrival, and hope you enjoy your visit here in Beaufort.

Sincerely,

Elizabeth and Nigel Stroud

I/WE have read and agree to this rental agreement;

Guest Name: _____

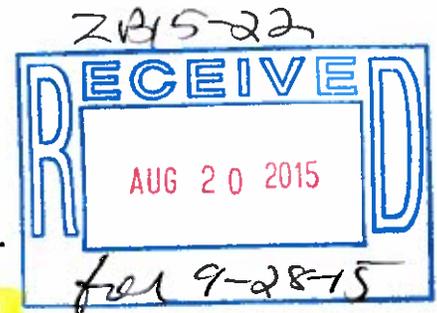
Please sign and return to:

Elizabeth B. Stroud

101 North Hermitage Road

Beaufort, South Carolina 29902

"THE WHITE HOUSE"
1303 NORTH STREET, BEAUFORT, S.C.
PROPERTY MANAGEMENT PLAN AND
GUEST INFORMATION



OWNER/PROPERTY MANAGER

Elizabeth Stroud mobile phone 312.485.2234

ALTERNATE MANAGER

Nigel Stroud mobile phone 847.845.2677

ICE

There is a full size refrigerator with ice trays and an ice bucket in the kitchen.

TRASH/RECYCLE

Pick up is every Monday at 7 a.m.

You will find both a roll cart for trash and a recycle bin in the rear of the yard. If your stay is over a Monday we ask that you bring the trash and recycle bin to the end of the driveway by the street.

MAID SERVICE

Cleaning will be performed once you have checked out. Please leave all soiled towels and linens in the unit. If you are staying for a longer period of time we can arrange to have a maid come in and clean at your expense.

YARD SERVICE

Yard service is included and is done weekly or when needed during the winter months.

MONITORED SMOKE ALARM

There is a smoke alarm in the house that ties to a security company and fire department. Should the alarm go off, please contact Nigel Stroud (847.845.2677)

WIRELESS INTERNET

The connection will come up on your laptop as "whitehouse" and the password is 1303.

TV/DVD

They are located in the Parlor. Cable TV is provided.

HEAT and A/C

Thermostat is on the wall in the hallway.

BREAKER BOX

Should a breaker trip, the panel box is located in the kitchen closet

GRILL

There is a gas grill in the backyard and utensils. The grill is shared with the Guest Suite.

SHOPPING:

There are several grocery stores. Publix's on Lady's Island at the corner of Sea Island Parkway and Rte. 802 (Sams Point Road) Also Bi-Lo which is off of Boundry Street in the K-Mart shopping center.

DRUGSTORE;

Walgreens is on the opposite corner of the Publix's on Lady's Island.

LIQUOR STORE

Bill's Liquors is on Sea Island Parkway before you reach Publix's in the Grayco Shopping Center.

THINGS TO DO:

The closest beach is Hunting Island State Park. It is about 20 minutes east on Sea Island Parkway. There is a fee to enter the park.

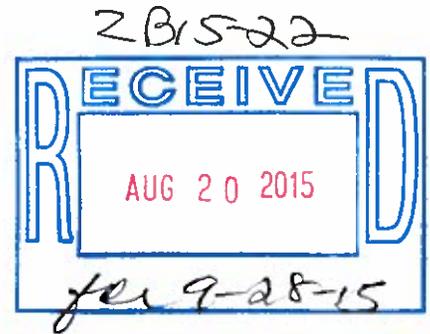
Tour the Vedier House on Bay Street or take a carriage ride through "The Point".

Water Sports

Beaufort Kayaking Tours Kim and David 843.525.0810

Fishing for guided tours contact Bay Street Outfitters 843.524.5250

"THE WHITE HOUSE"
Guest Suite Rental Agreement
1303 North Street
Beaufort, South Carolina 29902
312.485.2234
helgastroud@gmail.com



Renter Name

November 1, 2015

Dear Renter,

This letter will serve as our agreement for the rental of the GUEST SUITE at 1303 North Street, Beaufort, SC 20029. Here are the details:

RENTAL PERIOD:

Three day minimum. Five day maximum.

ACCOMMODATIONS:

One King size bed and full size bath with tub/shower.

NUMBER OF GUESTS

2 Adults. No Children. No Pets. You will be allowed to park one vehicle on the property. No street parking is permitted.

RENTAL CHARGES AND FEES

Rental Amount
State and County Tax
Refundable Damage Deposit
Cleaning Fee
TOTAL

PAYMENT SCHEDULE

Due immediately; Reservation deposit (50% of total rent, charges and fees). Your reservation is NOT confirmed until we have received the deposit. Balance is due at time of arrival.

CANCELLATION/REFUNDS

Payments are nonrefundable unless we are able to rebook the property. At that time we will refund a prorated share of the rental fee for each day property is occupied.

UTILITIES

The following utilities are included; water, electric, heat, A/C, wireless internet and cable TV.

LINENS AND KITCHEN SUPPLIES

We will provide linens, towels, two sets of sheets for the bed and starter paper products. Basic kitchen items including microwave/convection oven, and a Keurig coffee maker with starter coffee pods. .

IMPORTANT POINTS

We mutually agree to the following;

The property will not be occupied by more than two people as specified in this rental agreement.

Parking is not permitted in the street. Please use the driveway only.

You will NOT allow dogs, cats or other pets onto the property.

Smoking is not permitted inside the house.

Neither you nor your guests will use illegal drugs on the property. Loud noise, bright exterior lighting, fumes, dust, smoke or fire hazard or other obnoxious behavior is NOT permitted per City Ordinance.

The property is located in a quiet residential neighborhood, please respect your neighbors.

The house will be clean when you arrive, and we request that you leave it in good order.

You will notify us promptly of any damage or problems that arise.

Unless there is an emergency, we will notify you 24 hours in advance prior to entering the property during your rental period.

Please let me know if you have any questions. We look forward to your arrival, and hope you enjoy your visit here in Beaufort.

Sincerely,

Elizabeth and Nigel Stroud

I/WE have read and agree to this rental agreement;

Guest Name: _____

Please sign and return to:

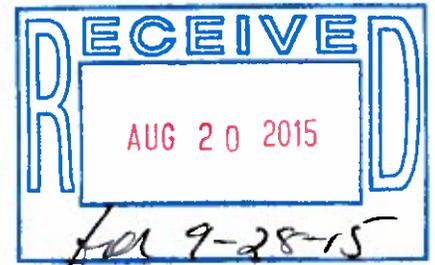
Elizabeth B. Stroud

101 North Hermitage Road

Beaufort, South Carolina 29902

**" THE WHITE HOUSE"
GUEST SUITE
1303 NORTH STREET, BEAUFORT, S.C.**

**PROPERTY MANAGEMENT PLAN AND
GUEST INFORMATION**



**OWNER/PROPERTY MANAGER
Elizabeth Stroud mobile phone 312.485.2234**

**ALTERNATE MANAGER
Nigel Stroud mobile phone 847.845.2677**

ICE

There is an under counter refrigerator with ice trays and an ice bucket.

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Pick up is every Monday at 7 a.m.

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MAID SERVICE

Cleaning will be performed once you have checked out. Please leave all soiled towels and linens in the unit.

YARD SERVICE

Yard service is included and is done weekly or when needed during the winter months.

MONITORED SMOKE ALARM

There is a smoke alarm in the house that ties to a security company and the fire department. Should the alarm go off, please contact Nigel Stroud (847.845.2677)

WIRELESS INTERNET

The connection will come up on your laptop as "whitehouse" and the password is 1303.

TV/DVD

There is a TV with basic cable stations and a DVD in your room.

HEAT and A/C

Thermostat is on the wall.

BREAKER BOX

Should a breaker trip, the panel box is located in the garage.

GRILL

There is a gas grill in the backyard. The grill is shared with the main house.

SHOPPING:

There are several grocery stores. Publix's on Lady's Island at the corner of Sea Island Parkway and Rte. 802 (Sams Point Road) Also Bi-Lo which is off of Boundry Street in the K-Mart shopping center.

DRUGSTORE;

Walgreens is on the opposite corner of the Publix's on Lady's Island.

LIQUOR STORE

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THINGS TO DO:

The closest beach is Hunting Island State Park. It is about 20 minutes east on Sea Island Parkway. There is a fee to enter the park.

Tour the Vedier House on Bay Street or take a carriage ride through "The Point".

Water Sports

Beaufort Kayaking Tours Kim and David 843.525.0810

Fishing for guided tours contact Bay Street Outfitters 843.524.5250



CITY OF BEAUFORT
CONTACT LIST FOR SHORT TERM RENTAL
LOCATED AT 1303 North Street

PROPERTY OWNER:

Name: NIGEL M. STROUD
Address: 101 N. HERMITAGE ROAD
Phone: 847. 845. 2677
E-Mail: nigelict@gmail.com

PROPERTY MANAGER: (PRIMARY)

Name: NIGEL STROUD
Address: 101 N. HERMITAGE ROAD
Phone: 847 845 2677
E-Mail: nigelict@gmail.com

PROPERTY MANAGER: (BACK-UP)

Name: HELENA STROUD
Address: 101 N. HERMITAGE ROAD
Phone: 312. 485. 2234
E-Mail: helgastroud@gmail.com

PROPERTY MANAGER (SECONDARY BACK-UP)

Name: AUSTIN STROUD
Address: 101 N. HERMITAGE
Phone: 847. 309. 0007

E-Mail: astraud17@gmail.com

STAFF REPORT
1303 NORTH STREET

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 28 September 2015**

Case Number: ZB15-22
Property Address: 1303 North Street
Applicant: Nigel Stroud
Type of Request: Special Exception for Short Term Rental
Zoning: General Residential District

Background: The property is located at 1303 North Street in the Bluff neighborhood (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 675. A single-family dwelling is located on the lot. A garage with an accessory dwelling unit above is located at the rear of the property. Photos of the property are attached. The property is zoned "General Residential District" (GR), shown in the gold on the attached zoning map. The property adjoins lots zoned Office Commercial District (OC) located on King Street (shown in pink on the attached zoning map).

The property owner desires to rent the dwelling units on a short term basis (i.e., for periods less than 30 days). Short term rentals are permitted by special exception in the GR District.

The property owner lives in the West End neighborhood, and will be managing the short term rental. The rental agreement specifies a minimum 3-night stay which exceeds the City's ordinance. The rental agreement for the primary unit limits the persons to four and the number of vehicles on the site to two. The rental agreement for the accessory unit limits the number of persons to two and the number of vehicles associated with this unit to one. The agreement states that vehicles are to park in the driveway and not on the street. One long (85') driveway, the width of one vehicle, serves the property.

Questions for the applicant: There are two dwelling units on the site. Since there is no formalized on-street parking on North Street, all the vehicles must park in the driveway. Will the units be rented separately? If so, how will the parking be managed? Stacked parking is permitted, but if the units are rented separately, what happens when one tenant parks behind the other? North Street has a 40' right-of-way. Based on the width of the street and the landscaping, fences, and walls that have been installed in the front yards of the lots on this block, there is no safe or appropriate location for parking on the shoulder of the road. Ensuring that guests park in the driveway is very important in this situation. The attached photographs show the right-of-way condition of this block of North Street. As noted in one of the photos, the resident of the property at 1301 North Street has put out orange cones to prevent parking on the shoulder.

Public comment: The public hearing notice referencing this application appeared in the September 13 edition of *The Beaufort Gazette*. The property was posted on September 14. Letters were sent to adjoining property owners on September 14. Staff has received three public comments (attached) on this application as of the date of this writing.

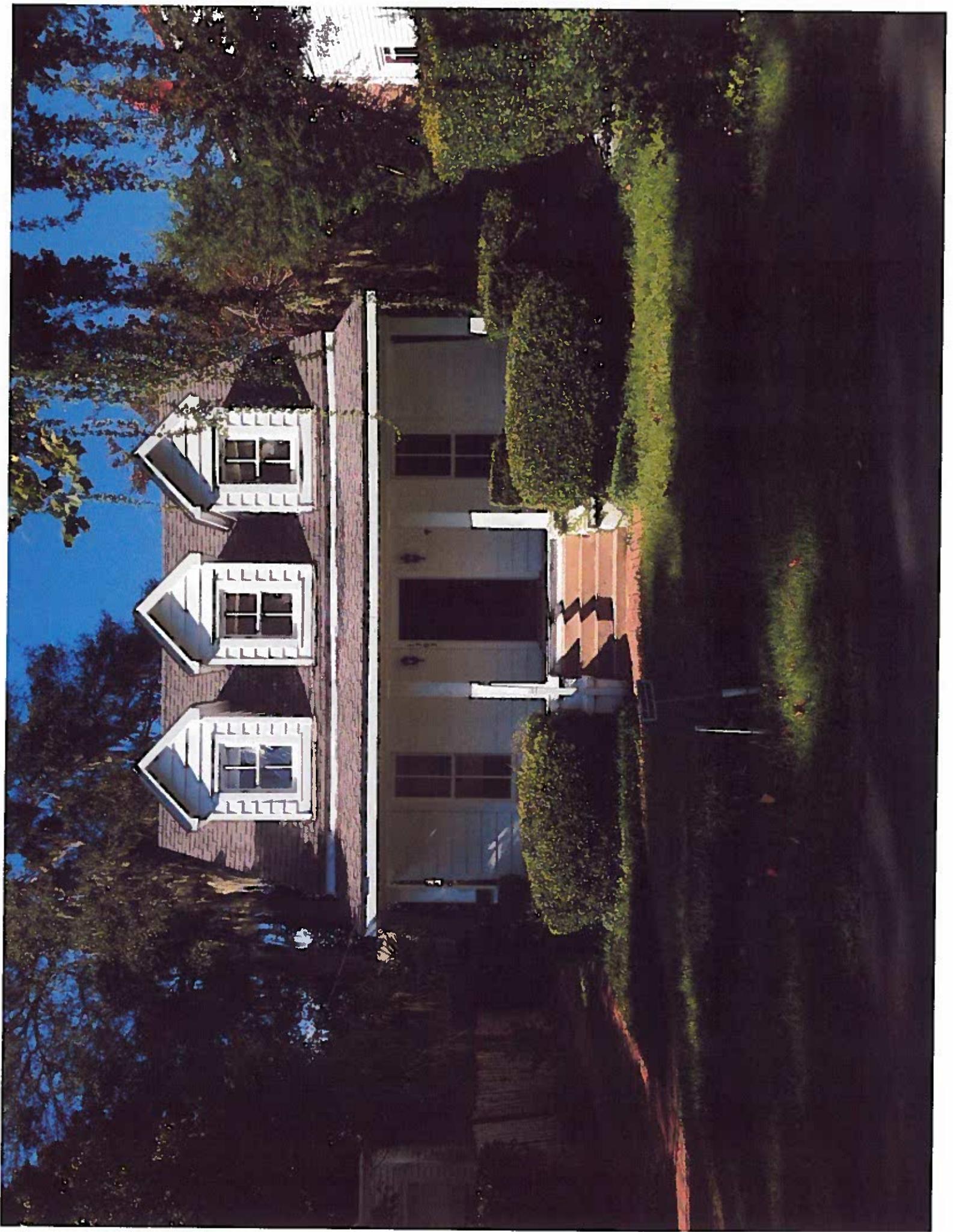
Criteria for approval of a special exception set out in Section 3.16:

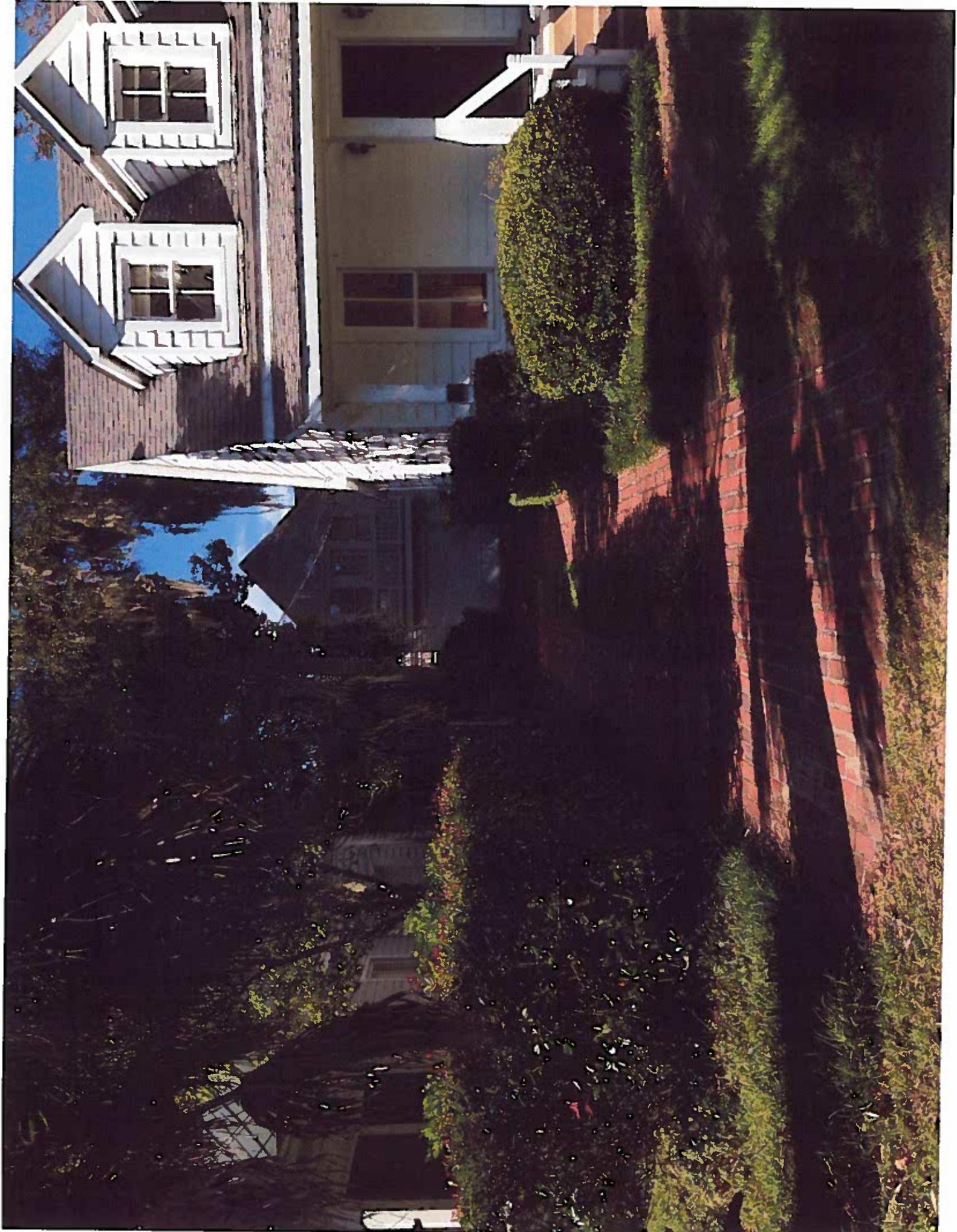
According to the UDO, the Zoning Board of Appeals may approve an application for a Special Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The UDO stipulates that the Board shall consider six criteria in its review of an application for a special exception. Staff comments on how the application relates to these criteria follows.

- (1) *Whether the proposed use is compatible with existing land uses in the surrounding area.* The property is located in the Bluff neighborhood. The property is located within walking distance or an easy bike ride of the downtown core. The property is located one block from Bay Street, a collector street. A three-unit apartment building is located at the northeast corner of North and Wilmington Streets. First Presbyterian Church and St. Helena Episcopal Church are located at the corner of North and Church Streets. The King and Harrington Street intersection is zoned and developed for office uses including the Beaufort County Adult Education building (southeast corner), Carolina Engineering (southwest corner), an office of SC DHEC (northwest corner) and the County Health Department (northeast corner).
- (2) *Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area.* No changes are proposed to the property as part of its use as a short term rental.
- (3) *The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City.* The proposed use is not likely to have a greater impact on public infrastructure than for use as a long-term rental. At the same time, the issue of parking should be addressed. The applicant should provide a plan on how on-site parking will be managed between the two guest units.
- (4) *Whether the proposed use and designs are in general conformity with the City's comprehensive plan and any other plans officially adopted by the City.* The proposed use is in general conformity with the City's comprehensive plan and the Civic Master Plan.
- (5) *Likely impact on public health and safety.* The proposed use will likely have little impact on public health and safety given that the unit will be managed by a local resident.

- (6) *Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts.* In staff's opinion, the proposed use has little potential to create noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts if a monitored fire alarm is installed as required by the Building Official.

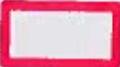
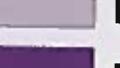
Staff recommendation: Staff recommends approval of the special exception on the condition that monitored fire alarms be installed in both units and that an acceptable parking management plan is presented. One option with regard to parking may be to require that only one unit can be rented at a time unless both units are rented by the same customer unit. A 12-month probationary period approval for this application may be in order.

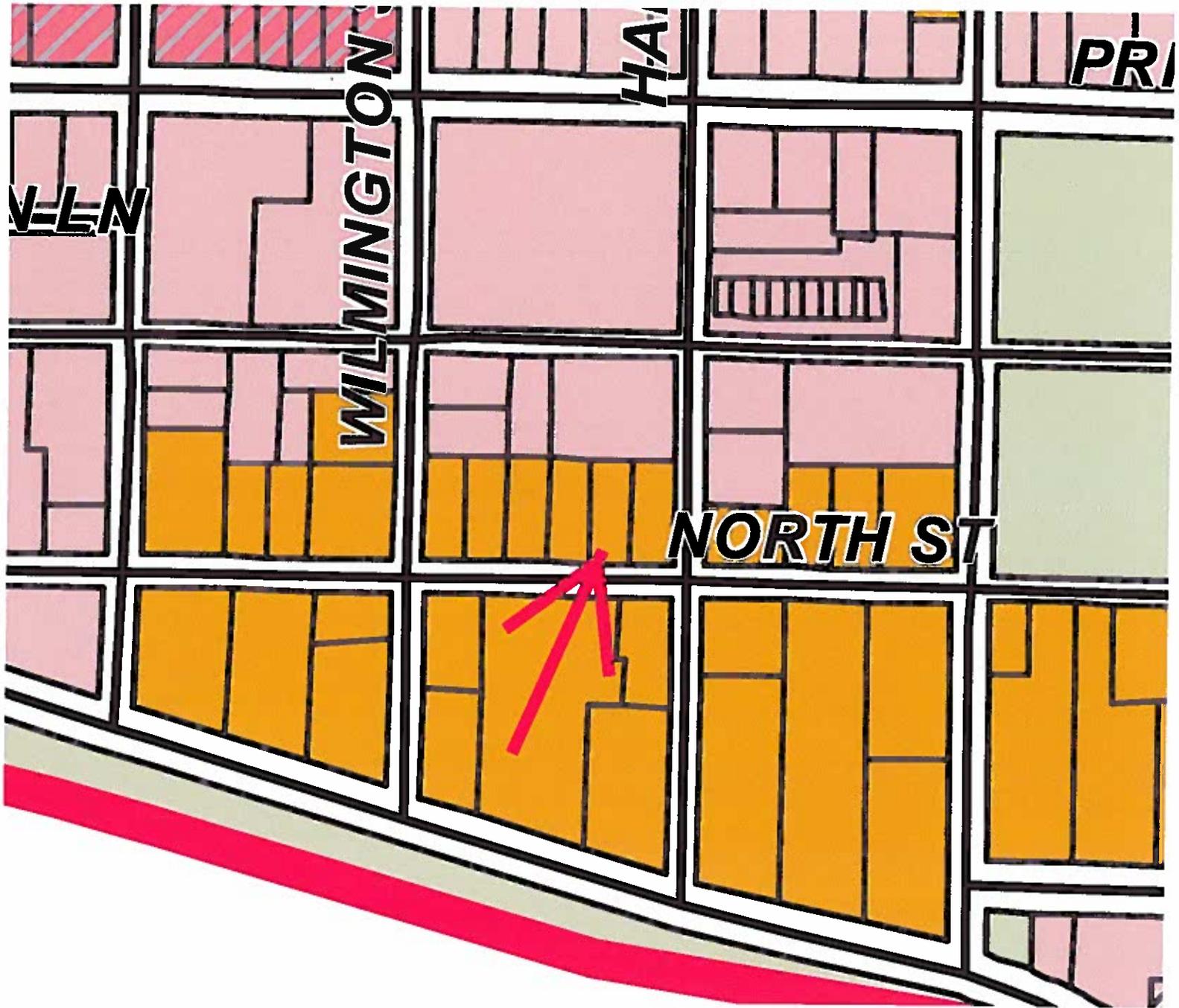






Legend

-  Boundary Street Redevelopment Parcels
-  Historic District Boundary
-  [BLSRD] Bladen Street Redevelopment District
-  [BNSRD] Boundary Street Redevelopment District
-  [R-1] Residential - 1
-  [R-2] Residential - 2
-  [R-3] Residential - 3
-  [R4] Residential - 4
-  [TBR] Traditional Beaufort Residential
-  [GR] General Residential
-  [MH] Mobile Home
-  [NC] Neighborhood Commercial
-  [OC] Office Commercial
-  [GC] General Commercial
-  [HC] Highway Commercial
-  [CC] Core Commercial
-  [IP] Industrial Park
-  [LI] Limited Industrial
-  [MED] Medical
-  [PUD] Planned Unit Development
-  [MR] Military Reservation
-  [CP] Conservation Preservation
-  Rail Road



V-EN

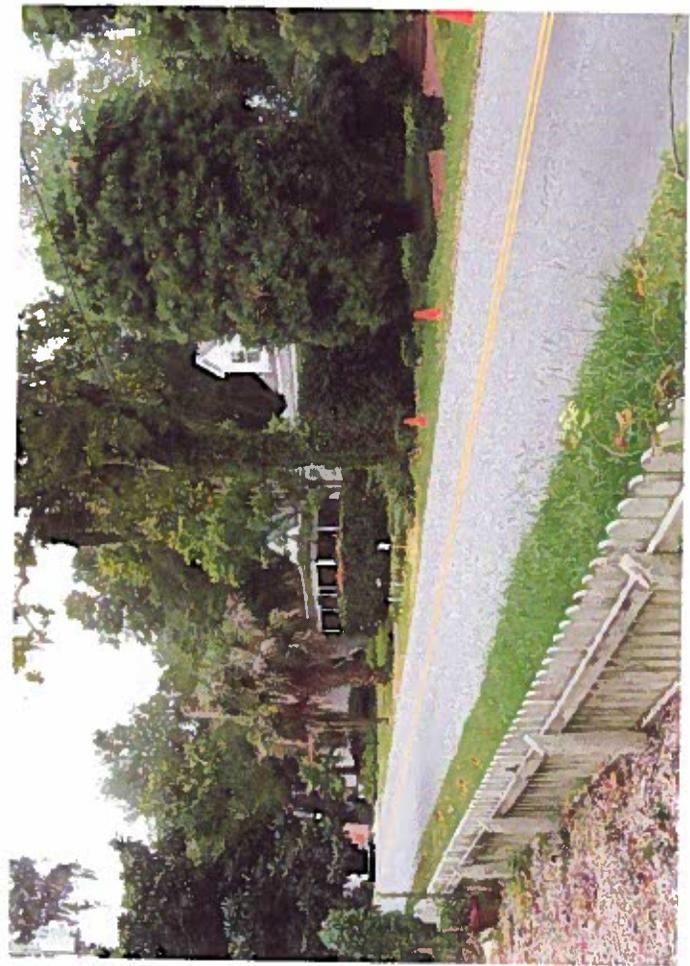
WILMINGTON ST

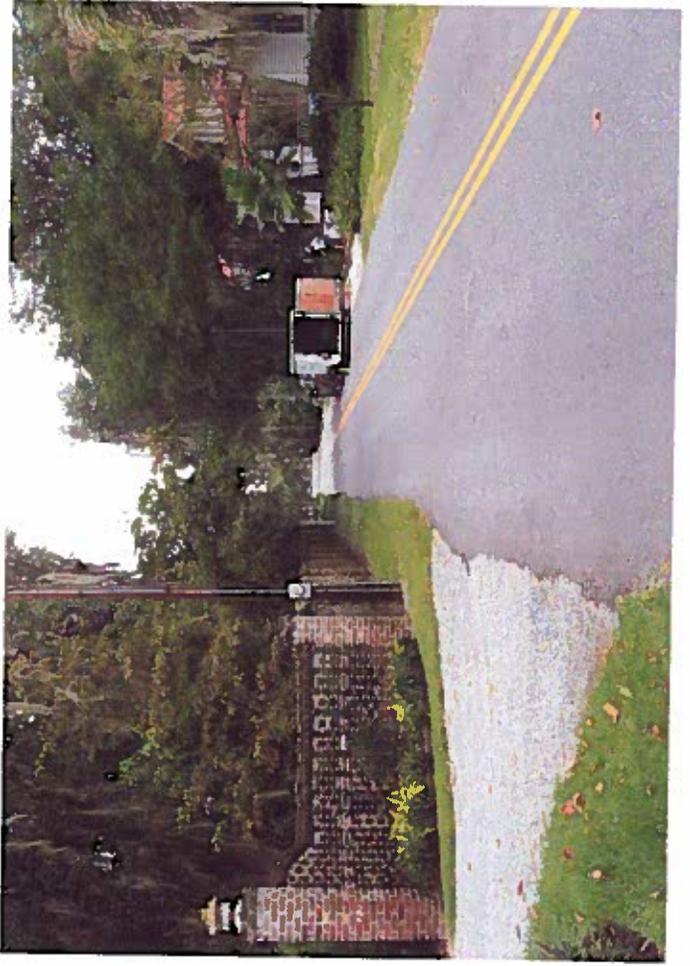
H.A.

PRI

NORTH ST







**SHORT TERM RENTALS IN RESIDENTIAL DISTRICTS APPROVED BY SPECIAL EXCEPTION
SINCE AUGUST 2011**

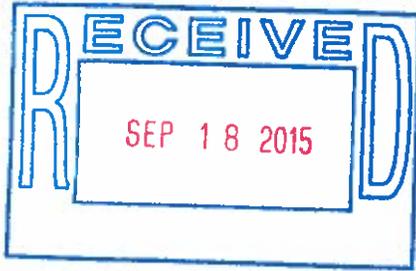
ADDRESS	NEIGHBORHOOD
1105 Craven St	The Bluff
1108 North St	The Bluff
2413 Hermitage Rd	Hermitage Area
706 Church St	Northwest Quadrant
1711 King St	Northwest Quadrant
806 Newcastle St	Northwest Quadrant
1002 Wilmington St	Northwest Quadrant
502 Scott St	Old Commons
803 Scott St	Old Commons
507 West St	Old Commons
811 and 811-A Audusta Pl	Pigeon Point
1305 Charles St	Pigeon Point
907 Charlesfort St	Pigeon Point
915 Lafayette St	Pigeon Point
1106 Laudonniere St	Pigeon Point
1460 Pigeon Point Rd	Pigeon Point
1219 Rodgers St	Pigeon Point
1401 Church St	Pigeon Point
2413 Oak Lawn St	Royal Oaks
2308 Pine Court	Royal Oaks
2404 North St	West End
2703 Oaklawn Ave	West End

**SHORT TERM RENTALS IN RESIDENTIAL DISTRICTS IN ACCESSORY DWELLING UNITS
APPROVED AS CONDITIONAL USE (BY STAFF)**

<u>Neighborhood</u>	<u>Number Approved</u>
Dixon Village	One
Mossy Oaks	One
Pigeon Point	Two
Royal Oaks	One

As of 8-18-15

**PUBLIC COMMENTS RECEIVED BY THE
PLANNING DEPARTMENT**



*1301 North Street
Beaufort, SC 29902
Michael (Gerry) Kenny and Diane M Kenny
September 20, 2015*

To: City of Beaufort SC, Planning Department; Meeting September, 28th, 2015

Re: 1303 North Street, Beaufort SC, Use as Short Term / Vacation Rentals

We have a family wedding during the week of the hearing for the above property, and possibly unable to attend your meeting, but would like to address our opposition to using the property next door to ours for vacation/ short term rentals. We have lived next door to 1303 North Street for thirty years; Mrs. Dorothy Linn lived there for 28 years of that time, until her death in June 2013. Following that, it was in the hands of her estate, rented for one year, and empty for the last year. Our neighborhood is known as "The Bluff", a quiet and harmonious place, and some of the neighbors were here before we arrived in 1985. We have several objections to the property being used as short term vacation rentals:-

- **Parking:** The house has its own driveway and plenty of space for parking a couple of cars. However, if vacationers have multiple vehicles, and park on North Street, it can obscure the intersection of North and Harrington Streets. If cars were to park on the grassy edge in front of our houses, the water meter/valves can be damaged and broken (we know this from personal experience).
- **Noise and Density:** The house is essentially a one bedroom house with a steep set of stairs leading to another bedroom in a garage efficiency apartment. If the house has too many people in it, the noise will be exceedingly intrusive for us, as their screen porch is immediately next to the side of our kitchen.
- While we are pleased that the company who bought the house is renovating it, we believe that short term/ vacation rentals have no place in this residential block of "The Bluff". Many of the property owners adjacent are ladies living alone, I am rather concerned about their safety, while bringing a stream of strangers to this block of the street.

Please take into account our unease about this situation. It is a shame to change the zoning for our safe and pleasant neighborhood, as once this is changed, *there is no turning back*. The quiet charm and appeal of Beaufort is why we have stayed here so long. We thank you for your attention to this matter, and remain,

Sincerely yours,

Gerry and Diane Kenny

Libby Anderson

From: Pam Scallan <pbs3018@gmail.com>
Sent: Saturday, September 19, 2015 8:17 AM
To: Libby Anderson
Subject: Zoning meeting 9/28

Dear Ms Anderson,

My husband and I live at 1305 Bay Street which runs through to North Street. We are opposed to the city granting the new owner of Dorothy Linn's home authorization for short term rentals. We would not be opposed to a long term rental which would not be a commercial enterprise. We are not be returning to SC till October 4th so we cannot attend the meeting on 9/28 to express our views.

Your consideration in this matter will be appreciated.

Pamela B Scallan

**PUBLIC COMMENTS
ZONING BOARD OF APPEALS APPLICATION
1303 North Street**

Date of Comment: September 21, 2015

Name of Person Commenting: William Norville

Address: owns and lives at 409 Harrington Street

Summary: Mr. Norville said he has big concerns about this request. If he could vote, he would vote no. He said he has lived at this address for three years. He loves the neighborhood, but they have had a bad experience with 1217 North Street, a 3-unit apartment. He said there have been several police visits to the property and he witnessed a drug deal. He is concerned about tourists, who have no interest in a property, staying in the neighborhood.

Staff Taking Comments: Libby Anderson