

**SPECIAL EXCEPTION APPLICATION  
804 WASHINGTON STREET**

App # 12116

PAID  
9/21/15  
OK

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](mailto:jbachety@cityofbeaufort.org)  
\*Revised September 12, 2014

Application Fee  
\$300

**SPECIAL EXCEPTION APPLICATION**

OFFICE USE ONLY: Date Filed: 9-21-15 Application #: ZB15-24 Zoning District: TBR

**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): Jeffrey and Courtney Mullins  
Address: 64 Petigru Dr, Beaufort, S.C, 29902  
Telephone: 901-356-6066 / 901-569-6362 [day] \_\_\_\_\_ [fax]  
E-mail: jeffmullins08@gmail.com, courtneymullins@gmail.com

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

PROPERTY STREET ADDRESS: 804 Washington St  
Tax Map No.: 004  
Parcel No.: 0414

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 X 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: 15 September 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](mailto:jbachety@cityofbeaufort.org)**  
**\*Revised September 12, 2014**

**APPLICATION FOR SPECIAL EXCEPTION**

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Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) Residential dwelling used for short term rental

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).

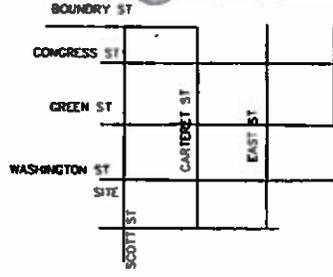
1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:
  - a. The proposed use is compatible with existing land uses in the surrounding area as follows: Exterior remains the same. There are multiple short term rentals in the area. Plenty of off street parking for 2-3 vehicles.
  - b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: No changes to the existing structure have been made. House conforms to the rest of the neighborhood.
  - 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: No impact at all. Ability for 2-3 vehicles to park off street. House will have monitored fire detectors.
  - 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: No changes to the existing structure. Conforms to the City's comprehensive plan. Guests will most likely bring revenue to local businesses.
  - e. The likely impact on public health and safety is as follows: No impact at all.
  - f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: No impact at all.

[A site plan must be submitted]



**GASQUE & ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1383, BEAUFORT, S.C.  
PHONE (843) 522-1786

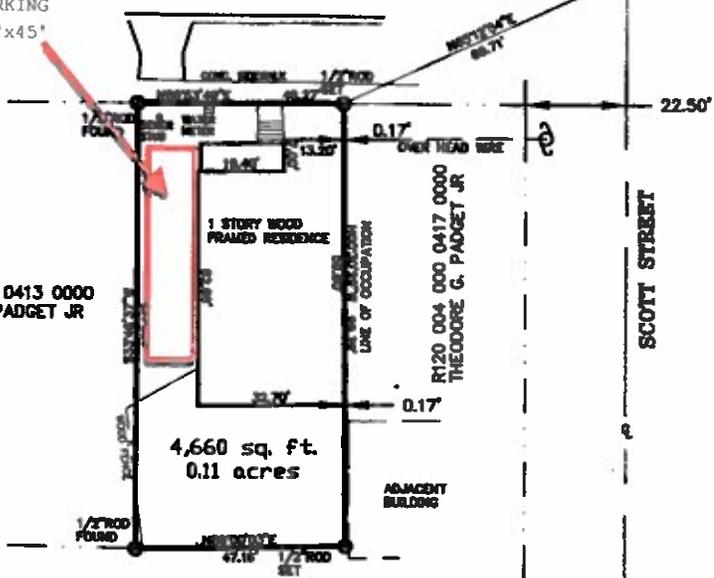


VICINITY MAP NOT TO SCALE

WASHINGTON STREET 50' E/W

PARKING  
10'x45'

R120 004 000 0413 0000  
THEODORE G. PADGET JR



4,660 sq. ft.  
0.11 acres

R120 004 000 0417 0000  
THEODORE G. PADGET JR

ZBIS-24  
**RECEIVED**  
SEP 31 2015  
for 10/26/15

ASBUILT SURVEY PREPARED FOR

**JEFFREY MULLINS & COURTNEY MULLINS**

BEING LOT "J" BLOCK 54 CITY OF BEAUFORT ACCORDING TO A MAP OR PLAT ADOPTED BY THE US DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA TAX MAP R120 004 000 0414 0000

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 PROPER BUILDING CODES OFFICIAL. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "B" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 460026 0005 D DATED 09/29/96. THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO JEFFREY MULLINS & COURTNEY MULLINS THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD 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 THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

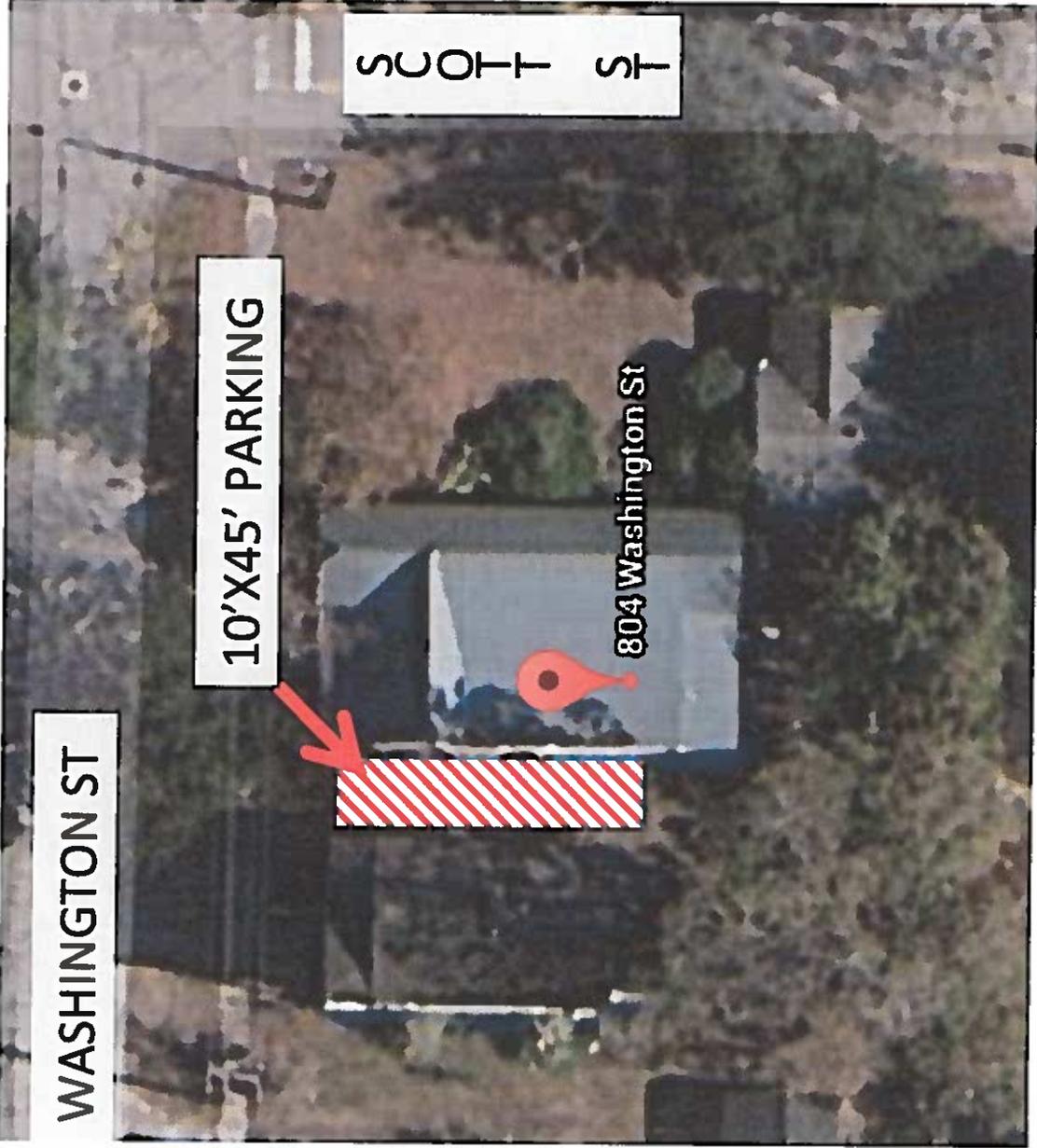


SCALE: 1"=30' SCALE IN FEET DATE: 3/12/2015

DAVID E. GASQUE, P.L.S. JOB # 42944  
S.C. REGISTRATION NUMBER 10600 FR6006/CC DSCN#7  
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



2816-24





2B15-24

RECEIVED  
SEP 31 2015  
for 10/26/15



**10' x 45' parking space**



## House details

Once renovations are complete house will be a 4 bedroom, 3 bathroom dwelling.

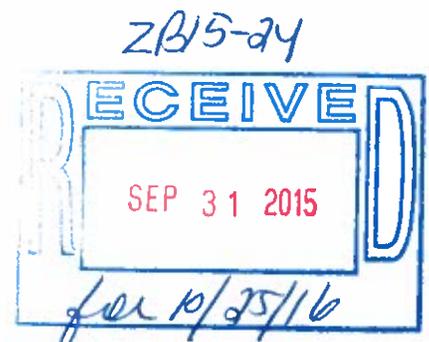
## Management Plan for 804 Washington Street

The proposed short-term rental at 804 Washington Street will initially be managed by the owners, Jeffrey and Courtney Mullins, who live in Beaufort. Consideration will be given to hiring a property management office.

1. The minimum stay will be 2 nights
2. No pets will be allowed.
3. No smoking allowed indoors.
4. The house will have a monitored fire system
5. Occupancy will be limited to 8 people (2 per bed)
6. Limit of 2 vehicles. Parking area that is 10'x45' and can easily accommodate 2 vehicles in tandem on the West side of the house.
7. Owner will license and insure the Short Term Rental and will have a City Business License and a SC Tax #.

## Rental Agreement

- The guests will make reservations on VRBO.com or other reservation sites of homeowners choice.
- Guests will have to agree to onsite parking, limited occupancy, no smoking, no pets, and abide by city ordinances when reservation is made.
- Refund policies will be posted on the reservation site.
- Current check in time is 3 pm and check out is 10 am.
- Owner managed



## Booking Confirmation

Dear **Mr. Guest**,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The home is located at:

804 Washington St  
Beaufort, S.C., 29902

Your confirmation is as follows:

**Check-in date:** MM/DD/YYYY after 3pm EST (No early check-in please)

**Check-out date:** MM/DD/YYYY by 10am EST

Number of adults: X

Number of children: X

Number of dogs: X

After I receive your \$200 deposit, your bill and payment schedule are as follows:

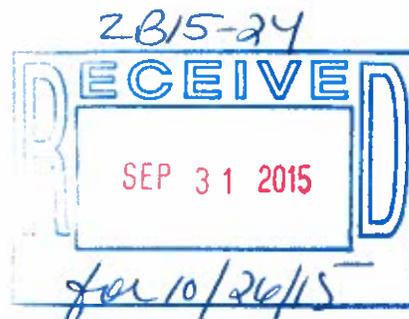
**\$XXXX.XX** (Total) = **\$XXXX** (rental rate) + **\$XX** (cleaning fee) + **\$XX** (XX% Tax)

1st payment of **\$XXX.XX** due **MMM DD, YYYY** (60 days prior)

2nd payment of **\$XXX.XX** due **MMM DD, YYYY** (14 days prior)

Please sign and return the rental rules outlined below. As soon as I receive your final payment, I will send/call the lock box/key instructions.

Thanks, and have a great vacation!



### Rental Rules\*

ADDRESS: 804 Washington St, Beaufort, S.C., 29902. Phone. XXX-XXX-XXXX

CHECK-IN TIME is AFTER 3 P.M. CST AND CHECKOUT is 10 A.M. CST. NO Early Check-in or late checkout.

This is a NON SMOKING property.

#### PETS -

PETS are not permitted in rental units under any conditions.

**DAMAGE/RESERVATION DEPOSIT** - A reservation deposit of \$200 is required. This must be received within five (5) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- Parking passes are left inside the unit upon departure.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.

**PAYMENT** – An advance payment equal to 50% of the rental rate is required 7 days before arrival. The advance payment will be applied toward the rent. Please make payments via credit card or personal checks payable to [Your Name.] The advance payment is not a damage deposit. The BALANCE OF RENT is due two (2) days before your arrival date.

#### CANCELLATIONS –

**CANCELLATIONS** - A three (3) day notice is required for cancellation. Cancellations that are made more than three (3) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 3 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

**MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel thirty (30) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least fifteen (15) days prior to check-in.



**MAXIMUM OCCUPANCY** – The maximum number of guests is limited to eight (8) persons.

**MINIMUM STAY** – This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

**INCLUSIVE FEES** – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

**NO DAILY HOUSEKEEPING SERVICE** –

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

**RATE CHANGES** – Rates subject to change without notice.

**FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

**PARKING** –

**PARKING** – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

**WATER AND SEPTIC** – The house is on city water and septic. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars (\$200).

**STORM POLICY**–

**HURRICANE OR STORM POLICY** – No refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
  - Any unused portion of rent from a guest currently registered;

- o Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
- o Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

**TRAVEL INSURANCE** – We highly recommend all guests purchase travel insurance.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

If you wish to use a credit card for this rental, please provide the following information

Name on credit card:

\_\_\_\_\_

Credit card billing address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Type of Credit Card: Master Card    Visa

Credit Card Number \_\_\_\_\_

Exp date \_\_\_\_\_    CVV (Security)Code \_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date \_\_\_\_\_

## Rental Agreement Checklist

### Booking Information

- Property Address
- Phone Number at Vacation Home
- # of Guests Booked
- Guests Name(s)
- Check-In Time, Date & Day of Week
- Checkout Time, Date & Day of Week
- Rate Change Provisions

### Payment Instructions

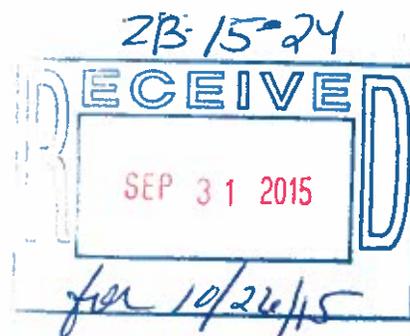
- Security Deposit Amount
- Total Bill
- Cleaning Fee
- Tax Rate
- Payment Schedule Including Dates
- Balance Due Date
- Payment Methods Accepted
- Address to Mail Checks
- Returned Check Fee
- Instructions for Paying by CC
- Cancellation Policy

### Credit Card Authorization

- Name on Card
- Billing Address
- Credit Card Number
- Type of Card
- Expiration Date
- Reiterate Cancellation/Refund Policy
- Signature with Date

### Rental Rules

- Smoking Policy
- Pet Policy
- Rental Restrictions (Age, Noise, etc.)
- Maximum Occupancy
- Minimum Stays



**Post-Stay Information**

- Housekeeping Procedure
- Checkout Policy (Keys, Cleaning, etc.)
- Penalty for Late Checkout
- Deposit Refund Policy (incl. deadline)

**Other**

- Written Exceptions Clause (if renter wishes to alter anything outlined in rental agreement)
- Parking Information
- Inclement Weather Policy
- Use of/Access to Community Amenities
- Homeowner or Property Manager Contact Info

**STAFF REPORT**  
**804 WASHINGTON STREET**

**CITY OF BEAUFORT  
ZONING BOARD OF APPEALS  
Staff Report and Recommendations  
Meeting of 26 October 2015**

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**Case Number:** ZB15-24  
**Property Address:** 804 Washington Street  
**Applicant:** Jeffrey and Courtney Mullins  
**Type of Request:** Special Exception for Short Term Rental  
**Zoning:** TBR District

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Background: The property is located at 804 Washington Street in the Old Commons neighborhood of the Historic District (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 414. The property is zoned "Traditional Beaufort Residential District Old Commons" (TBR). A single-family dwelling is located on the lot. Photos of the property are attached.

The property owners, who live in the Battery Point neighborhood of the City, desire to rent the dwelling unit on a short term basis (i.e., for periods less than 30 days). Short term rental of a primary dwelling unit is permitted by special exception in the TBR District.

The property owners have proposed to manage the rental themselves. The rental agreement specifies a minimum 2-night stay which complies with the City's ordinance. The rental agreement limits the persons in the unit to eight and the number of vehicles on the site to two. These restrictions seem appropriate based on the size of the dwelling. The lot has adequate on-site parking for two vehicles. Photos of the on-site parking are attached. The agreement states that vehicles are to park in the driveway and not on the street.

Questions for the applicant: How will the unit be managed when the owners are out of town?

Public comment: The public hearing notice referencing this application appeared in the October 11 edition of *The Beaufort Gazette*. The property was posted on October 12. Letters were sent to adjoining property owners on October 14. The president of the Old Commons Neighborhood Association was informed of the application by e-mail on October 19. Staff has received no public comments on this application as of the date of this writing.

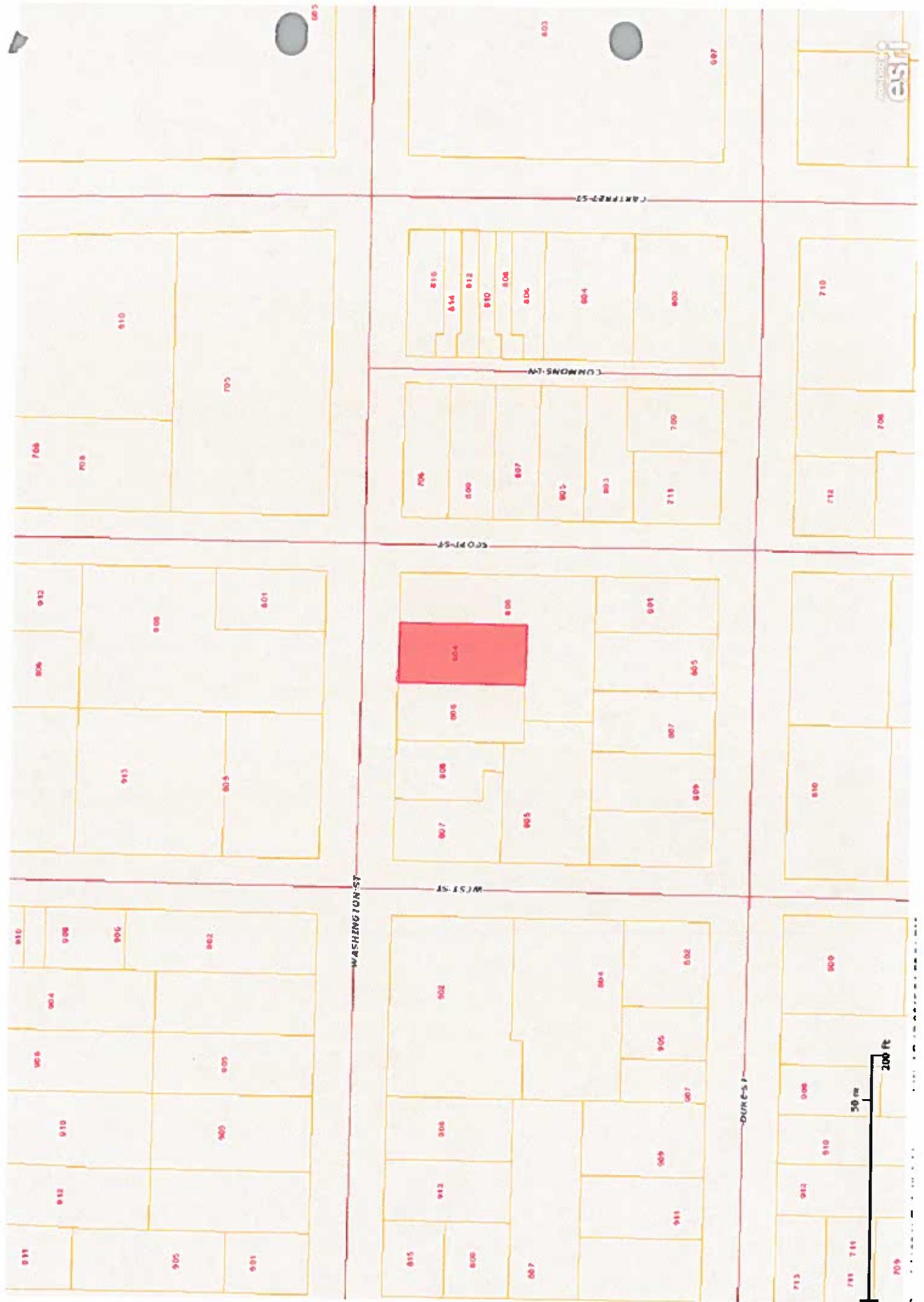
Criteria for approval of a special exception set out in Section 3.16:

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 Old Commons neighborhood of the Historic District. The property is located within walking distance or an easy bike ride of the downtown core.
- (2) *Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area.* The property is in the process of being renovated. 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.
- (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 professional management company.
- (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 a monitored fire alarm system be installed.

# 804 Washington Street







**Old Commons Neighborhood,  
City of Beaufort, SC**

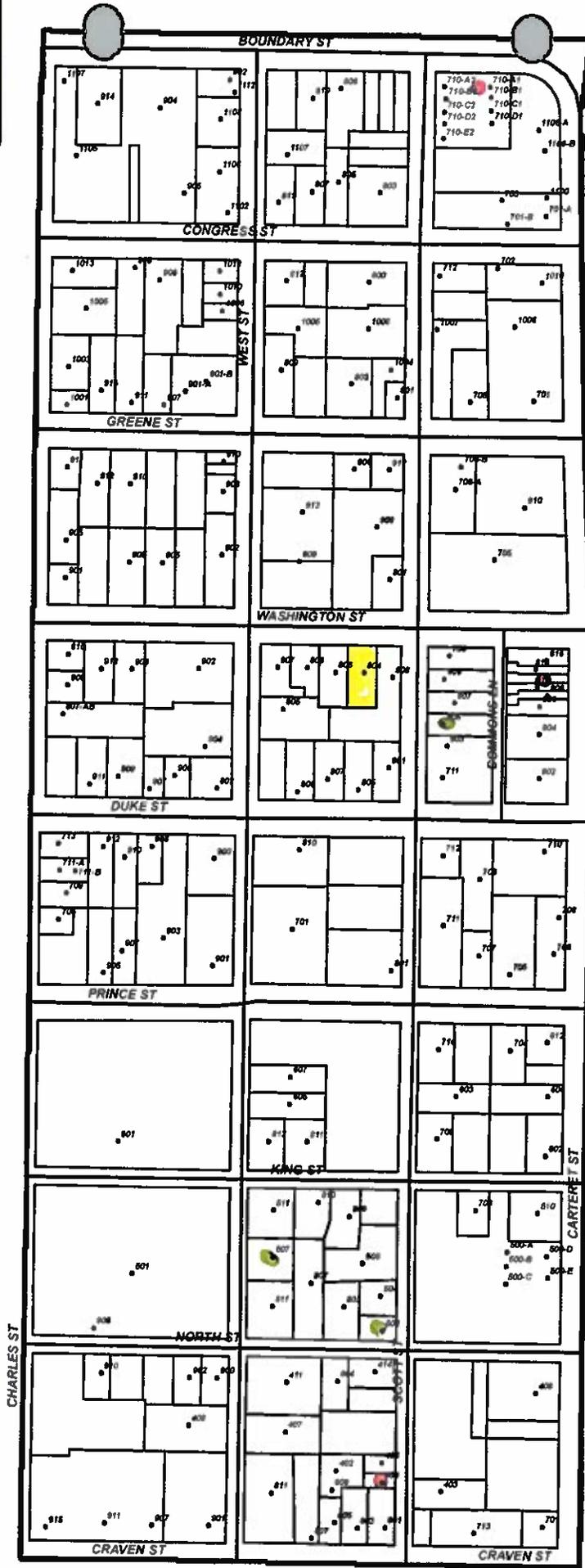


Prepared by  
Beaufort County  
GIS Division  
Generated March 3, 2010



● = STR in  
Commercial  
Zone

● = STR in  
Residential  
Zone



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

<b>ADDRESS</b>	<b>NEIGHBORHOOD</b>
1105 Craven St	The Bluff
1108 North St	The Bluff
2203 North St	Dixon Village
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
1401 Church St	Pigeon Point
915 Lafayette St	Pigeon Point
1106 Laudonniere St	Pigeon Point
1460 Pigeon Point Rd	Pigeon Point
2215 Wilson Dr	Pigeon Point
1219 Rodgers 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 10-27-15

**PUBLIC COMMENTS SUBMITTED TO THE  
PLANNING DEPARTMENT**

OCTOBER 24, 2015  
PETITION FOR DENIAL OF  
ADJOINING PROPERTY OWNER LETTER  
RE

SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM RENTALS

We, the undersigned, ask that all current (804 Washington Street) and all future requests for "special exception" applications for short-term rentals are placed in moratorium until such time as regulations/procedures are developed and approved by concerned neighbors, the City of Beaufort City Planner, and City Council.

It has come to our attention that these "special exception" applications are on the rise. According to the recent article in the Beaufort Gazette there has been a 53% increase in the number of short-term rentals since 2012.

The proliferation of short-term rentals detracts from the historic significance of our Old Commons neighborhood. It also presents numerous issues that need to be addressed which include but are not limited to the following:

Lack of parking for full-time home owners

Noise

Littering

Loitering

Security

Sanitation

Safety

Transient neighborhoods and empty houses

Motel environment in residential neighborhoods

Out of town landlords

We, the undersigned, ask that the current "special exception" application for 804 Washington Street, Beaufort, SC be denied. We also ask that any future "special exceptions" applications be denied until such time as procedures are in place that specify regulations and restrictions concerning short-term rentals

Thank you.

PETITION FOR DENIAL OF  
ADJOINING PROPERTY OWNER LETTER  
RE  
SPECIAL EXCEPTION APPLICATION  
FOR  
SHORT-TERM RENTALS

NAME(PRINT)	SIGNATURE	ADDRESS
DONNA + RAY ARMER	<i>Donna Armer Ray B. Armer</i>	905 Duke Street
Rebecca Davenport	<i>Rebecca Davenport</i>	813 King St.
Darryl & Kim Pooney	<i>Darryl Pooney Kim Pooney</i>	912 Scott St.
Lester E. York Jr.	<i>Lester E. York Amy Leigh York</i>	809 Scott St.
Alice Washington Alice Washington	<i>Alice Washington</i>	902 Washington St.
Helen L. Brown	<i>Helen L. Brown</i>	908 Washington St.
Jonathan Belgrove	<i>Jonathan Belgrove</i>	908 Washington St.
HAROLD R. GOODWATER	<i>Harold R. Goodwater</i>	909 WASHINGTON ST
Da-Renne P. Westbrook	<i>Da-Renne P. Westbrook</i>	803 Greene St
Seborn Westbrook	<i>Seborn Westbrook</i>	803 Greene St.
EDWARD T. HADLIS	<i>Edward T. Hadlis</i>	801 GREENE ST.
Addie Lee Marsh	<i>Addie Lee Marsh</i>	801 DUKE ST
Corron Lamb	<i>Corron Lamb</i>	
Ken Bergman	<i>Ken Bergman</i>	711 Duke St

PETITION FOR DENIAL OF  
 ADJOINING PROPERTY OWNER LETTER  
 RE  
 SPECIAL EXCEPTION APPLICATION  
 FOR  
 SHORT-TERM RENTALS

NAME(PRINT)	SIGNATURE	ADDRESS
Donna S. Alley	<i>Donna S. Alley</i>	908 Scott Street
Ronald W. Alley	<i>Ronald W. Alley</i>	908 Scott Street
John E Hawkins	<i>John E Hawkins</i>	900 NORTH ST.
Diane Hawkins	<i>Diane Hawkins</i>	900 North St.
Maxine Lutz	<i>Maxine Lutz</i>	811 North St.
BENTON LUTZ	<i>Benton Lutz</i>	811 NORTH ST
Jerry Stocks	<i>Jerry Stocks</i>	808 King St.
RAY STOCKS	<i>Ray Stocks</i>	<u>808</u> 810 King St.
Maryellen McManus	<i>Maryellen McManus</i>	809 King Street
Jeffrey J. Baker	<i>Jeffrey J. Baker</i>	809 KING STREET

October 21, 2015

Greetings – Speaking as a resident of the historic district and not in an official capacity, the issue of the *proliferation short-term rentals* is at a point at which there needs to be community and City Council discussion before more are permitted.

All of us are aware of the increased value that many of the properties improved for short-term rental has brought to our neighborhoods. No one is arguing that. However, there is more to living in a great neighborhood than re-sale value. And that *more* is having neighbors.

Here are my thoughts on how the *proliferation* of short-term rentals detracts from great neighborhoods:

- Whole blocks can be left empty for periods of time. In my block alone – which has nine homes – only two are occupied full-time. Two are short-term rentals, one is a second home, one is commercial use, one is being rehabbed, one is vacant (not for sale) and one is vacant/abandoned. Some blocks, like mine, are already fragile without adding to the number of houses that don't have life in them for periods of time.
- Within three blocks of my block there are nine short-term rentals that I am aware of, and three hotels. One of the short-term rentals is owned by an out-of-town owner and apparently oversight is minimal because neighbors to the house report that a party atmosphere prevails at the rental and interrupts the permanent residents' daily lives.
- Short-term rentals for the weekend or the week are like operating a motel in the middle of a neighborhood. Our residential neighborhood unfortunately was zoned commercial in the 1970s. Twelve years ago our neighbors came together and asked City Council to rezone it as residential. The infiltration and proliferation of short-term rentals represents commercial intrusion that we fought successfully in 2003.
- Single people who live alone are more likely to be concerned about strangers frequently coming and going. Our Neighborhood Watch and our Neighborhood Association help us recognize and maintain connections among neighbors. Transients undermine neighborliness and can heighten anxiety when we don't recognize them as neighbors.

I recommend that we as a neighborhood ask City Council to place a moratorium on new permits until the proliferation can be addressed. Some years ago Council sought to minimize the impact of our large historic homes being converted to Bed&Breakfasts by drafting an ordinance that disallows B&Bs from being any closer to each other than 500 feet from property-line-to-property-line. Perhaps similar restrictions would allow the demand for short-term to be met but would not allow the fabric of a neighborhood to be lost.

Best,

Maxine Lutz

cc: Libby Anderson/ZBOA  
Billy Keyserling

**Bruce H. Marsden & Elizabeth L Hogan**  
**250 Ivanhoe Street, Denver, CO 80220**  
**Ph (303) 377-4133**

**e: bmarsden@ecentral.com**

**FAX TO: (843) 986-5606**

**2 PAGES**

**FAX**

**FAX**

October 23, 2015

Attn: Libby Anderson  
Planning Director  
City of Beaufort  
Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, SC 29902

Re: Jeffrey and Courtney Mullins  
**Request for Special Exception for property located at 804 Washington Street**  
District 120, Tax Map 4, Parcel 414

Dear Ms. Anderson:

I am a Beaufort native and my wife and I have owned properties in Beaufort and on Lady's Island for many years. We love the area and have taken excellent care of our properties. Our property located at 706 Washington St, is directly across the street from the proposed 804 Washington Street rental. We are strongly opposed to allowing another special exception in the TBR Old Commons District. Beaufort has designated areas for commercial activity. We believe the City should prevent more tourist short-term rentals from opening in residential areas of the city.

Owners of neighboring properties don't want weekenders or other short-term stays as it turns their home atmosphere into a hotel atmosphere with visitors who can be loud, disruptive, rude, and simply not demonstrating the care required to keep the community clean, safe and free of damage. The transient renters have no interest in the long-term upkeep, maintenance and repair of the home. In most cases, they don't know or care about the rules and have no vested interest as do the owners and long-term residents of the neighborhood.

My wife has been active in the vacation rental industry for many years and has seen the community backlash against allowing vacation rentals in residential areas. Many other vacation destinations have experienced issues with late-night partying, noise, prostitutes, litter and

increased wear and tear on the property. Other owners feel that their security, privacy and the value of their investments are being compromised.

If the city is going to allow a special exception from single family dwelling or residence to a vacation rental then the City should also set up specific standards of operation by enacting clear and unambiguous laws such as:

1. Defining the difference between short-term and long term occupancy
2. Limiting the number of times a property may be rented on a short-term basis
3. Limiting the number of occupants based on number of bedrooms and setting a specific number of cars that can be parked on the property or street for guests
4. Creating regulations and restrictions on noise and late night activities. If a property is cited for more than a couple of violations, their license should be revoked.
5. Require management by a professional management team or written arrangements for someone locally to be on call and available at all times to resolve any problems for guests or close neighbors.
6. Consider a issuing licenses for short periods of time so that they can be easily terminated if there are any complaints from neighbors.

Thank you for giving us the opportunity to express our concerns. We believe that the City of Beaufort's Planning and Zoning Board of Appeals Departments Beaufort should conduct research on other municipalities that are opposed to this use before allowing any exceptions.

Sincerely,



Bruce Marsden and Elizabeth Hogan

OCTOBER 26, 2015  
SPECIAL EXCEPTION FOR SHORT TERM RENTALS

I, the undersigned, ask that all future requests for special exception applications for short term rentals in the Old Commons neighborhood of Beaufort be placed on a moratorium until more comprehensive regulations and procedures are developed and approved by concerned neighbors, the City of Beaufort City planner, and the Beaufort City Council.

While I am not opposed to the concept of the restoration of homes for the purpose of well maintained and monitored short term rentals, the increasing density of short term rentals in the Old Commons section of Beaufort is an issue that could effect the quality of our daily lives and the fabric of our neighborhood.

I ask that any future special exception applications be denied until such time as proliferation can be addressed and procedures can be put in place that specify regulations and restrictions concerning such rentals.

I plan to attend tonight's meeting at City Hall to hear the concerns of my neighbors and ideas for a solution to this issue that concerns us all.



Elizabeth Pisano  
807 King Street

CITY OF BEAUFORT  
ZONING BOARD OF APPEALS  
BEAUFORT S.C. 29902  
Fax 843-986-5606

October 25, 2015

Libby Anderson  
Planning Director

Re: Jeffrey and Courtney Mullins special exception . 804 Washington Street ,Short Term Rental

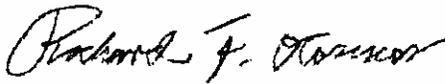
Dear Madame ,

My wife and I , Richard F. and Diane F. OConnor are unequivocally against the above action.  
This home should not be allowed to be a short term rental .

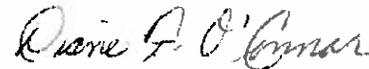
We have owned the home @ 808 Scott Street for 15 years . We now have a short term rental  
across the street from our home and this current exception @ 804 Washington St would put  
another one right next to the bedroom window , We will be sandwiched in between the well  
documented, on going party atmosphere, that is very disruptive to quality of life .  
We had planned to retire to this address but will rethink this if the proliferation of these short term  
rentals continues as it will no longer be the Beaufort that we have enjoyed so well.

We are very disappointed in the notification process. We received this only 8 days before the  
hearing , not enough time for our attorney to address this issue .

In closing : NO SHORT TERM RENTAL EXCEPTION FOR 804 WASHINGTON ST



Richard F. O'Connor



Diane F. O'Connor

October 25, 2015

739 Carriage Lake Drive  
Lexington , SC 29072

843 801 2382

Jennifer Pope  
807 Scott Street  
Beaufort, SC 29902  
505-920-4739  
jlpope@adelanteconsulting.com

October 25, 2015

Ms. Libby Anderson  
Planning Director  
Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, SC 29902

**RE: 804 Washington St., Special Exception Request**

Ms. Anderson:

I am in receipt of your notice dated October 14, 2015 regarding the requested variance for the use of the referenced property as a short term rental. The dedication that you and your staff display in the day-to-day execution of your duties is truly commendable. Particularly in light of the sheer number of such requests your office seems to be handling of late. In the last six months, there have been 3 such requests that I've been aware of affecting the small neighborhood that is the Old Commons. Thank you for the dedication you bring to a difficult job.

Earlier this year, I purchased the house at 807 Scott St. drawn in part by the sense of community, casual ambiance, and a desire to live/work in the area. Happily for us all, I am not in the hospitality business.

The Washington street property was on the market when I was looking at real estate in the area. Both that property and the cottage 2 doors down were undergoing renovations when I was there earlier this year. The cottage 2 doors down operates as a short-term rental. The 804 Washington Street property was seemingly purchased and renovated with this in mind.

I've been to neighborhood meetings and have heard the Mayor speak of the need for infill. I agree with the community need to develop vacant lots and to rehabilitate abandoned properties. My concern is that all of what I've witnessed has been with regard to operating short-term rentals. There have been no requests for variances to support a bakery, a restaurant, a bookstore, or a bike shop. All of the requests have been aimed at catering to the short-term rental market. This does not seem to be healthy or sustainable infill. I fear the neighborhood itself is in jeopardy.

From my perspective, there are many hospitality offerings in the community. I've used such properties often when scouting out the area and typically had my pick of dates for rentals. There are hotel offerings within walking distance from my house. I've stayed in a few of them. What seems to be dwindling in supply are the local residents like the one I aspire to be.

My value of this community is heavily predicated on knowing who lives next door or down the street. I love greeting people in the street by name. My understanding was that Beaufort was different. Beaufort held in high and even protective esteem the neighborhoods and local community.

Jennifer Pope  
807 Scott Street  
Beaufort, SC 29902  
505-920-4739  
jlpope@adelanteconsulting.com

When considering such a variance request, I'd encourage the Board to consider the health of the community as a whole. How many short-term rentals are located in the Old Commons neighborhood already? How many other, different commercial offerings are there? Do you intend for the Old Commons neighborhood to be the lodging corner of Beaufort? In many communities, limits are established for short-term rentals by considering the percentage of similar ventures in the proposed area or by limiting by distance from one short-term rental to another.

For myself, I don't support this request for variance. This request seems to be adding more of what is already present. I'll happily consider other, creative uses for property in the Old Commons neighborhood but adding yet another short-term rental to an area saturated with rental property does not seem to be healthy growth. Honestly, I prefer looking at an empty lot or a house in need of attention than having those properties filled with commercial, short-term rental properties.

As I mentioned in the beginning of this, I appreciate you asking the question. I'll support the Board's decision even if I disagree. A variance request should be simply that, a departure from the norm. If we continue to approve all requested variances doesn't it beg the question is the neighborhood zoned properly?

This is a matter that should be taken up with the Old Commons neighborhood association itself and a moratorium placed on further variances until the community speaks directly to the issue and guidelines are put in place to address these requests.

Sincerely,

**Jennifer Pope**