

SPECIAL EXCEPTION APPLICATION
1104 GREENE STREET

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

Ap # 12814
\$ PAID
2-23-16 CLK

SPECIAL EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 2-23-16 Application #: ZB16-06 Zoning District: GR

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): Albert B Hefner and Lana L Hefner
Address: 118 Dolphin Point Dr. Beaufort SC 29907
Telephone: 843.525.1024 [day] _____ [fax]
E-mail: lanahefnerarta@gmail.com

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

PROPERTY STREET ADDRESS: 1104 Green St.
Tax Map No.: 00215332
Parcel No.: R120 004 000 0278 0000

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: Lana L Hefner

I (We) certify that the information in this application is correct. AB Hefner
Date: 2/15/16 Applicant's Signature: Lana L Hefner

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) Residential dwelling used for long and 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: Residential long and short term rentals already extent on this street and throughout the surrounding area.
- b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: Structure has received the Historic Beaufort Award for architecture and correct procedure in restoration. Off road parking accessible in rear.
- 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: None.
- 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: There is/are no conflict(s) with the comprehensive plan.
- e. The likely impact on public health and safety is as follows: No adverse impact.
- f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: No adverse impact. Appliances, plumbing, electrical, HVAC are in excellent condition. Our rental agreements prohibits objectionable noise. Fireplace is not outfitted for occupant use. Monitored burglar/fire alarm in place.
[A site plan must be submitted]

The Hefner-Pruitt Cottage

Circa 1900

1104 Greene Street
Beaufort, South Carolina

This charming cottage, situated in South Carolina's largest national historic landmark district, has been professionally restored by Ashley Hefner, award winning designer whose work has been recently featured in Cottage Living magazine. Interior design and original art were supplied by Bay Street Gallery. The entire project has received the approval of the Historic Beaufort Foundation and Beaufort's Historic Design Review Board and serves as a fine example of correct preservation procedure. The cottage is recognized as an important contributing structure in the district.

Initially, the structurally nonsound portion of the original building was demolished. The original footprint of the structure was reconstructed, including a completely new foundation to code. Design for the new master bedroom and back porch area doubled the interior square footage and complimented the original structure. Every step of the restoration and the new construction has complied with the strictest architectural, engineering, and preservation standards. Wherever appropriate, original materials were reclaimed, including some of the windows, fireplace, and wainscoting, made from original ceiling material. State of the art appliances, all new HVAC, electrical and plumbing systems, and designer lighting ensure that all modern comforts can be enjoyed while living in an historic home.

Special Features:

- Large lot with ample room for garage/guest house.
- Automobile access by existing back alley.
- Professional landscaping with fencing.
- 10' ceilings.
- Reclaimed heart pine floors.
- Solid wood, 5 panel doors.
- Porches with exposed cedar rafters and cypress roof.
- Oiled bronze hardware.
- Ceiling fans.



Large walk-in closets.

Original fireplace with new foundation, ready to be outfitted for gas or woodburning.

Designer lighting and kitchen and bathroom hardware.

All new systems – HVAC, electrical, plumbing.

All new window treatments by Smith and Noble.

Fully furnished and accessorized.

State of the art kitchen.

Professional stainless steel Jenn Air range.

Subzero refrigerator.

Custom cabinets w/ self closing drawers.

Large stainless steel apron front sink.

Designer lighting and hardware.

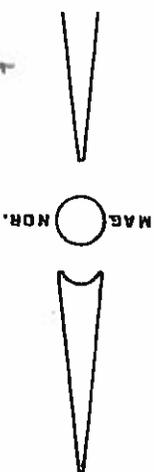
Mesquite butcher block countertops.

Designer glass tile backsplash.

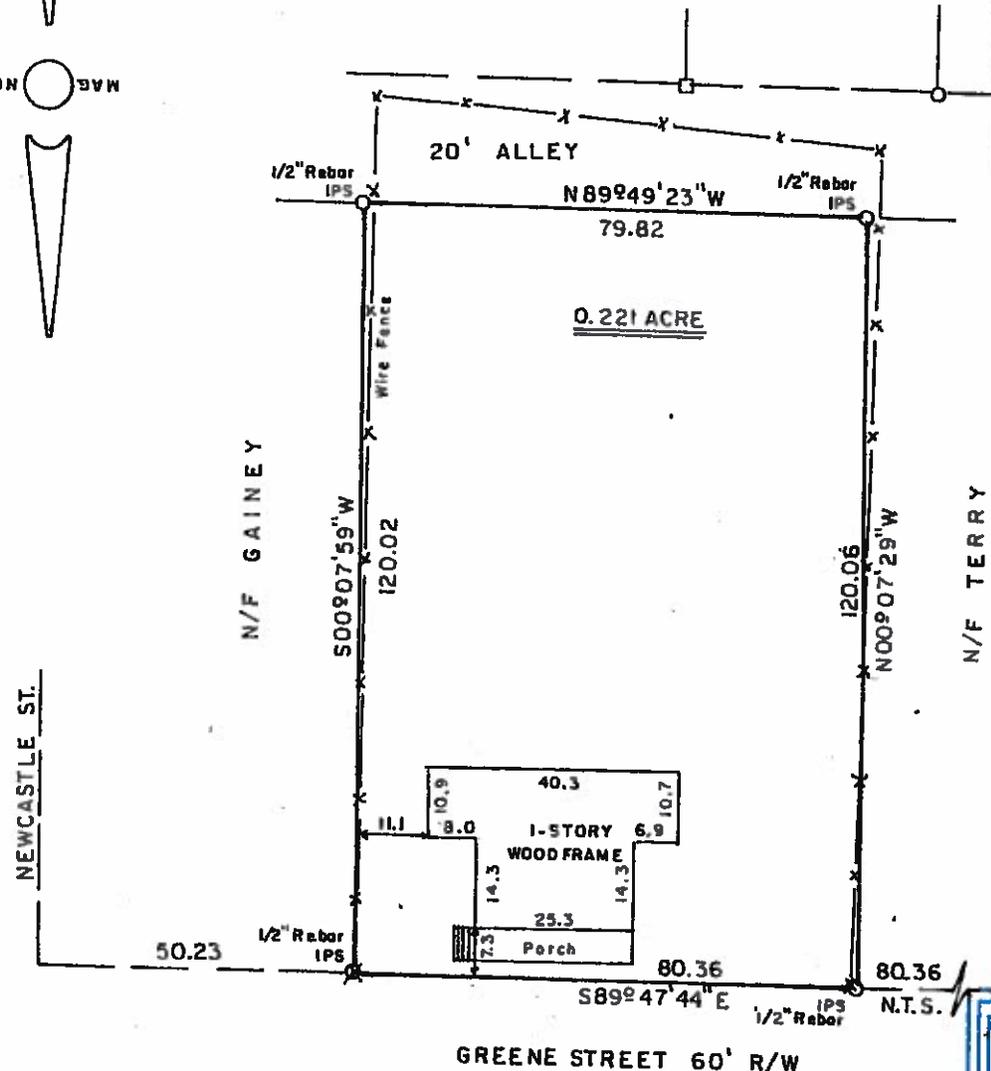
All this conveniently located within walking distance from Historic Downtown Beaufort, the Government Complex, and Town Center. An excellent opportunity to acquire a significant property in Beaufort's Historic District.

Noteworthy:

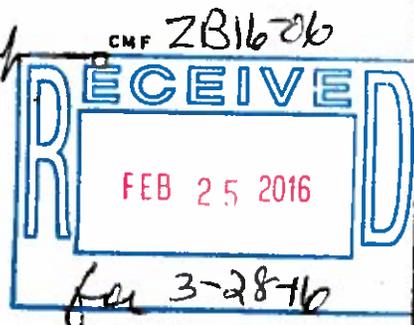
Pruitt's Store, at 1114 Greene Street, was founded in 1920, and enjoys grandfathered status as the only commercial establishment in this otherwise residential neighborhood. It is owned and operated by James Pruitt, who was born in the 1104 Greene Street cottage.



VICINITY MAP NO SCALE



CLOSING PLAT PREPARED FOR
 AL B. HEFNER
 CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA



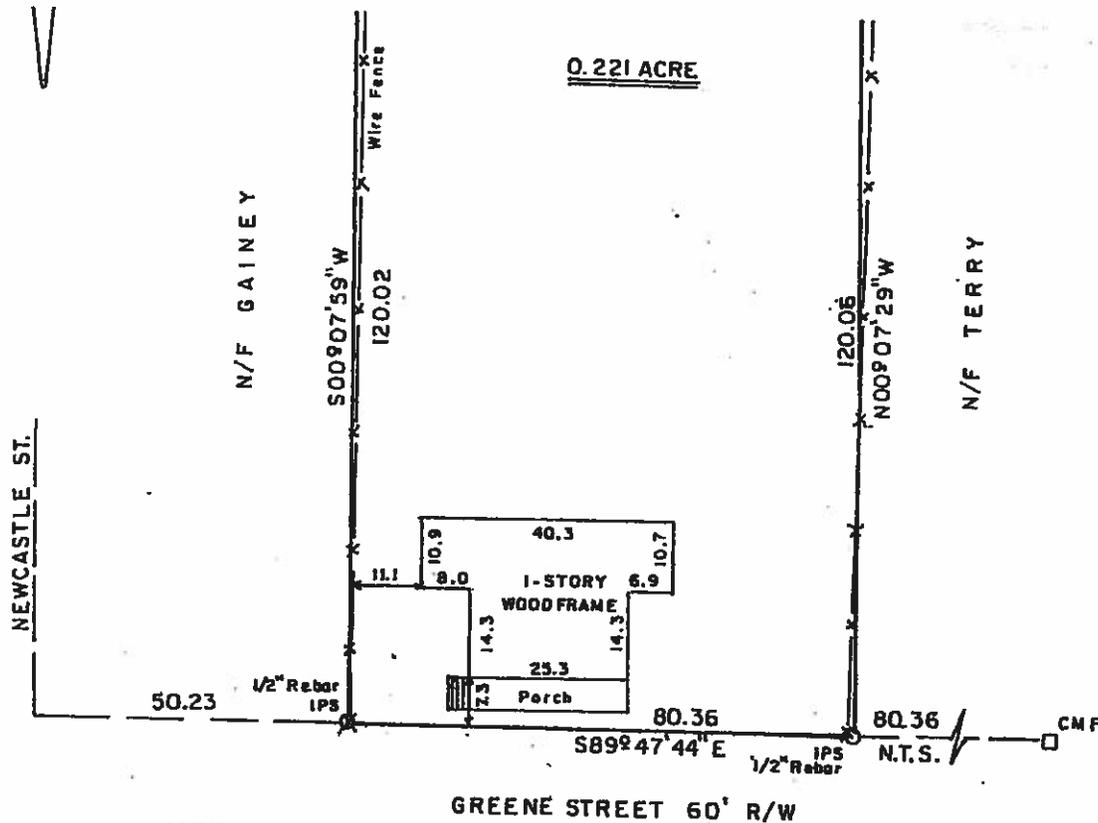
THE SAME BEING A PORTION OF BLOCK 85, CITY OF BEAUFORT, BEAUFORT COUNTY, AS SHOWN ON A MAP OR PLAT ADOPTED BY THE U. S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA

I HEREBY STATE 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 THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

PIN:R120-004-000-0278-0000





EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions in Article 6.1.B.

CLOSING PLAT PREPARED FOR

AL B. HEFNER

CITY OF BEAUFORT

BEAUFORT COUNTY, SOUTH CAROLINA

Certified by: *[Signature]*

Date: *3-31-06*

THE CITY OF BEAUFORT IS CLOSING A PORTION OF BLOCK 85, CITY OF BEAUFORT, BEAUFORT COUNTY, AS SHOWN ON A MAP OR PLAT ADOPTED BY THE U. S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA

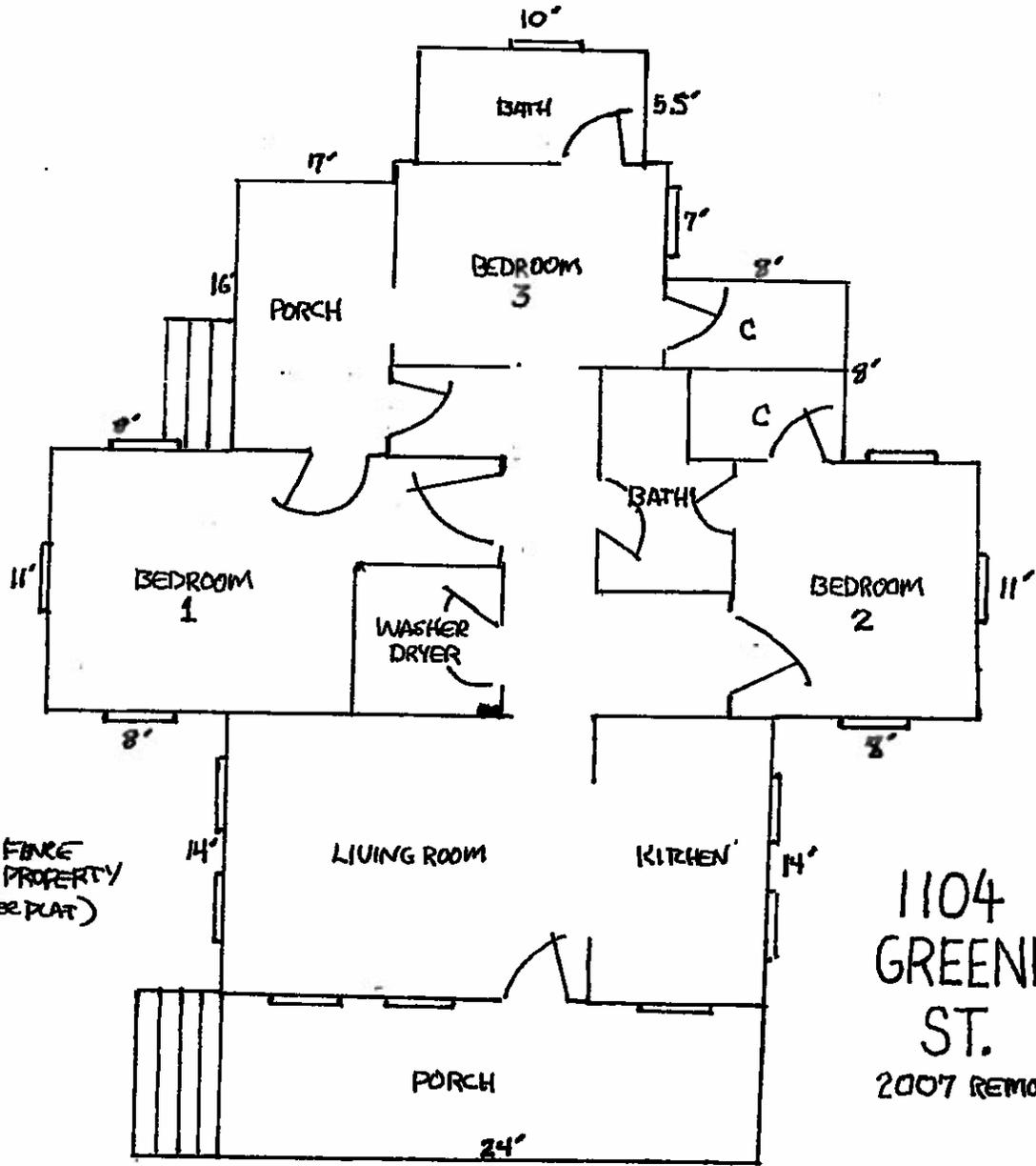
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THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

PIN:R120-004-000-0278-0000



[Signature]
DAVID S. YOUNG R.L.S. 9765
BEAUFORT SURVEYING, INC



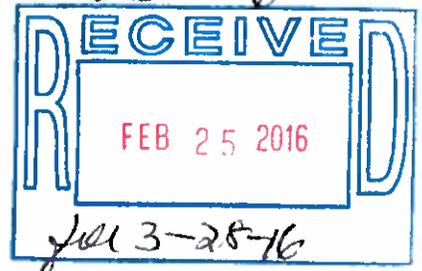
2007
WOODEN FENCE
ON SIDE PROPERTY
LINES (SEE PLAT)

1104
GREENE
ST.
2007 REMODEL



SCALE □=1'

2B16-06



Beaufort Lofts and Cottages

1104 Greene St.
Rental Agreement

It is our intention to provide a rental experience that exceeds your expectations. Our properties are furnished and equipped with the same level of quality that we have in our own home, and that we always hope to find in those we rent. We trust our renters to treat our things as they would their own. We will do everything possible to insure that you have a positive vacation experience.

Rental Information and Rules: 1104 Greene Street, Beaufort, SC 29902

Check in time - 3:00

Check out time - Before 11:00

Payment:

Reservation deposit - A reservation deposit of 50% of the entire rental cost is required.

Final payment - Due 15 days prior to check in (50% of entire rental cost plus \$200 damage deposit). This damage deposit will be refunded within 7 days of visit if there is no damage and all rules listed below have been followed.

Renter agrees to the following:

- 1) Maximum occupancy is up to 6 guests.
- 2) No early check in or late check out without approval of owners.
- 3) Guests will obtain prior approval from the owners if bringing a pet. Pets Must be on a leash when outside and must be flea and tick proof. There is an additional \$100 pet fee.

- 4) No unit contents will be lost or damaged.
- 5) Guests agree to use designated off road parking. Two vehicle limit.
- 6) With regard to noise levels, guests will be considerate of neighbors.
- 7) No object other than toilet paper will be flushed down toilets.
- 8) On leaving, all debris, rubbish and discard will be placed in the designated exterior trash container, and soiled dishes will be properly placed in the dishwasher and the dishwasher started. (Do NOT put coffee pot and filter in dishwasher). Visitor agrees to roll trash container to curb on designated days.
- 9) Linens will be left on beds (unmade please) and used towels and wash cloths left on floor of shower and tub.
- 10) Property will be left locked.

Cancelation policy - A 60 day notice is required for cancellation. Cancellations that are made more than 60 days prior to the arrival date will incur no penalty. Cancellations that are made 30 -60 days prior to arrival date, forfeit 50% of rental cost. Cancellations made after that are not accepted. Early departure does not warrant any refund of rent.

Travel Insurance - highly recommended.

Liability - Owners are not responsible for any accident, injuries, illnesses or loss of personal property incurred by the renters, their guests, hired workers, or pets during the term of this lease. By accepting this reservation, it is agreed that all renters are expressly assuming the risk of any harm to them arising from their use of the premises.

Written exceptions - Any exceptions to the above mentioned policies must be approved in writing in advance by the owners.

ArtLofts is owned and operated by Al and Lana Hefner, who live nearby on Cat Island.

118 Dolphin Point Dr.
Beaufort, SC 29907
843 5251024
843 4419176

Additional information:

- 1) Our website listings specify a 2 night minimum stay.**
- 2) Our contract stipulates:
6 person maximum.
Low noise levels.
Guest rolls out garbage can on specified days.
Limit of 2 vehicles that park in designated off road
spaces at rear of property, accessed by alley.**
- 3) There are 3 bedrooms (2 with queen beds and 1 with twin beds) and 2
two full baths .**
- 4) Property to be managed by owners who are full time Beaufort residents
residents. Occasionally managed by Ashley Hefner (family member).**



CITY OF BEAUFORT
CONTACT LIST FOR SHORT TERM RENTAL
LOCATED AT 1104 Greene St.

PROPERTY OWNER:

Name: Al and Lana Hefner
Address: 118 Doerwin Point Dr. (Beaufort, SC)
Phone: 843 5251024 843 441 9176
E-Mail: lanahefnercart@gmail.com

PROPERTY MANAGER: (PRIMARY)

Name: Lana Hefner
Address: (see above)
Phone: _____
E-Mail: _____

PROPERTY MANAGER: (BACK-UP)

Name: Ashley Hefner
Address: 22 Anderson Rd (Beaufort SC)
Phone: 842 271 2567
E-Mail: ashleyh@hargray.com

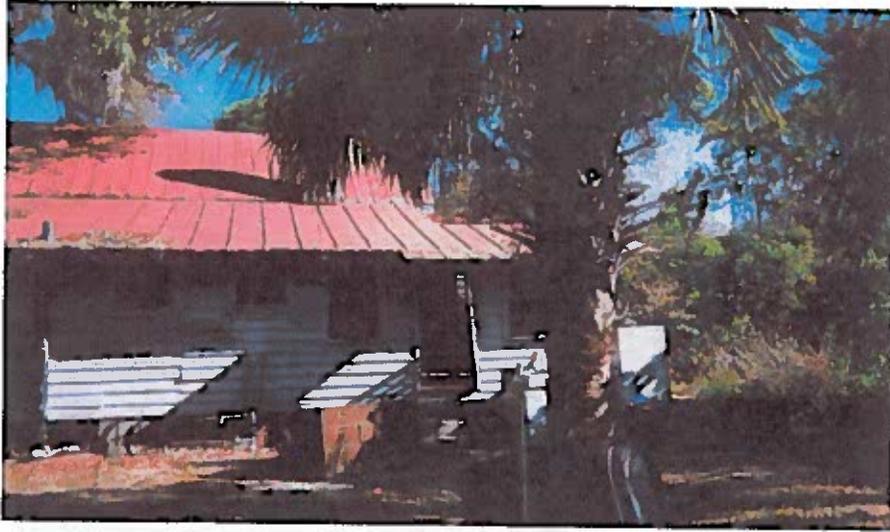
PROPERTY MANAGER (SECONDARY BACK-UP)

Name: Brenda Johnson
Address: 80 Wren Lane, Wren Pond, S.C.

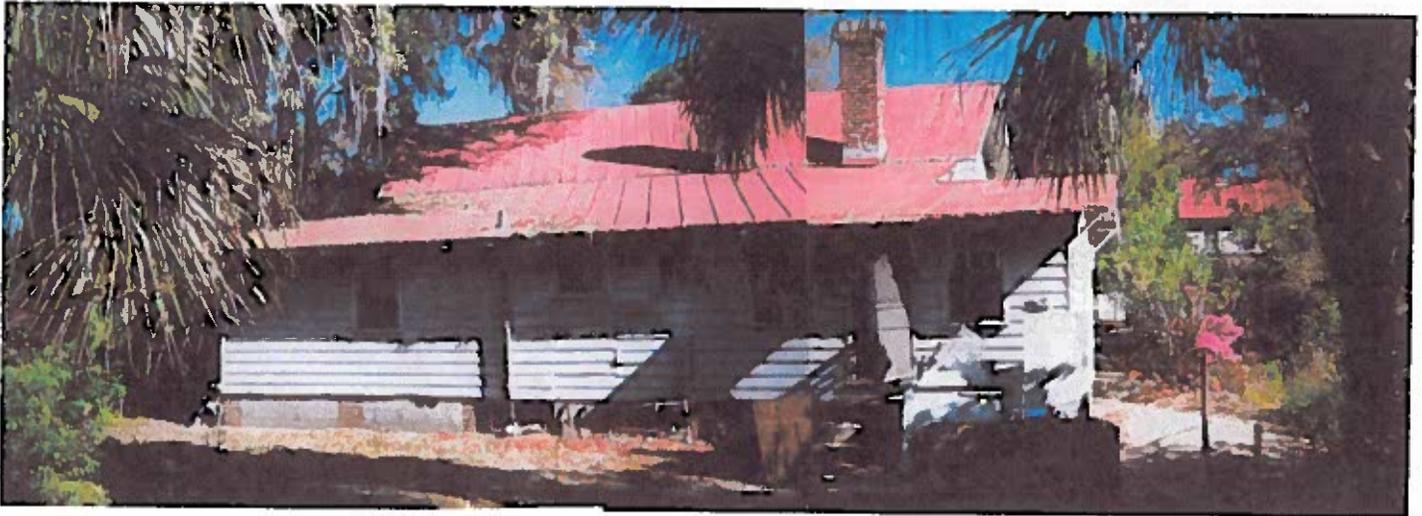
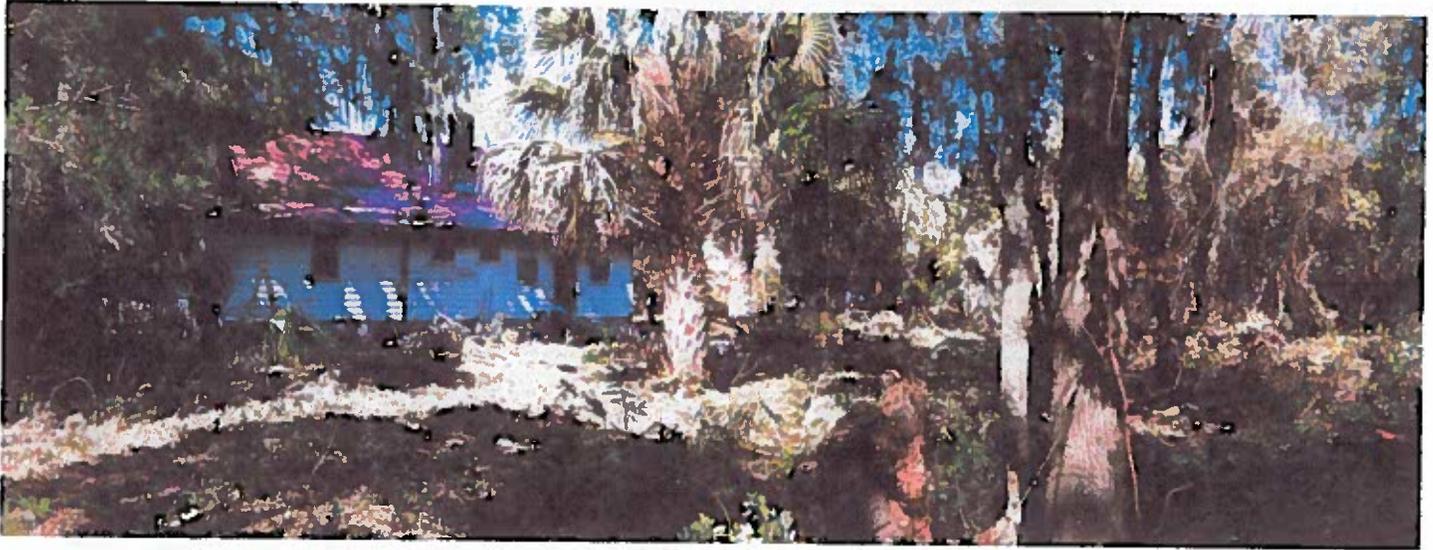
Phone: 843 4415708

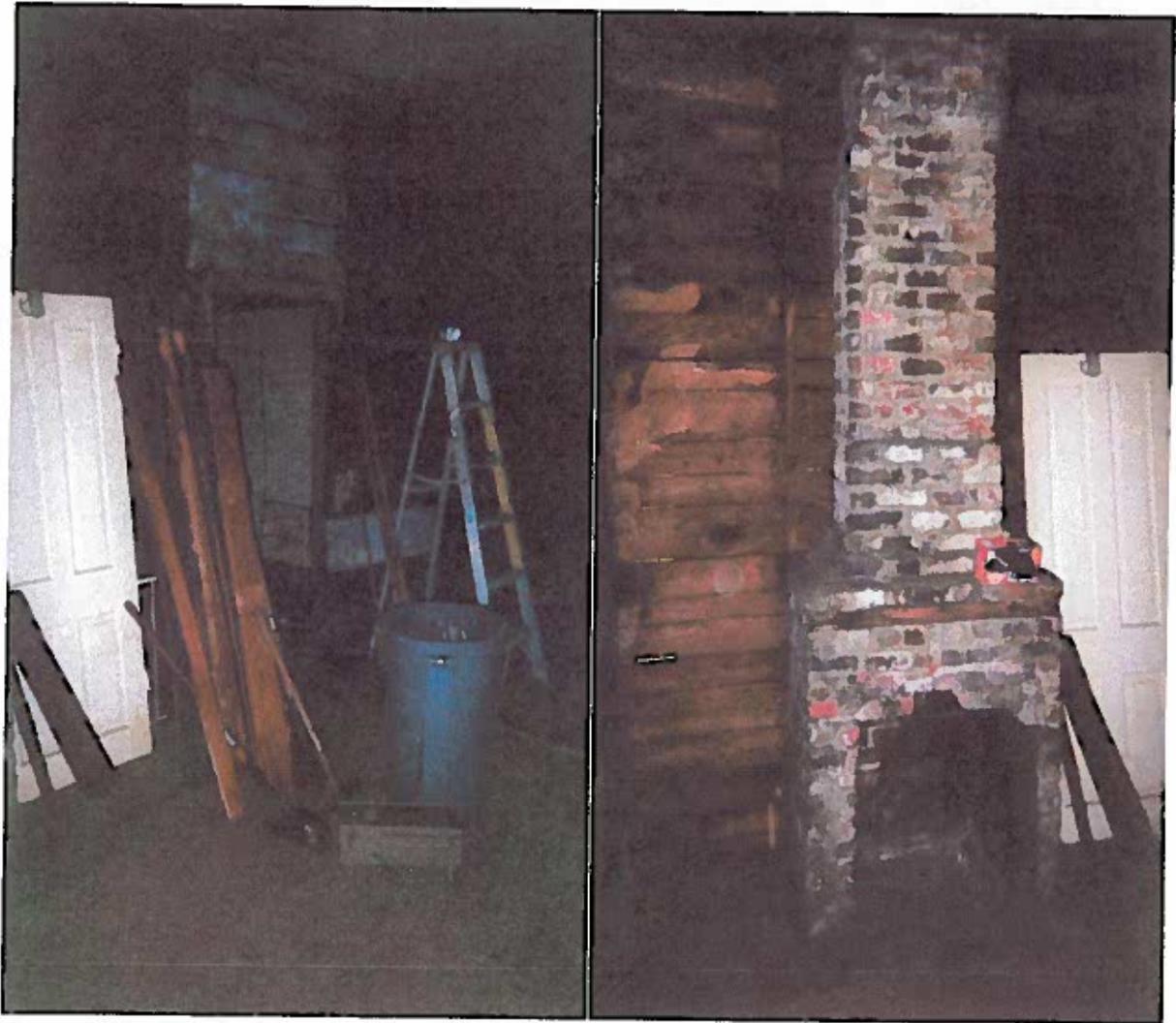
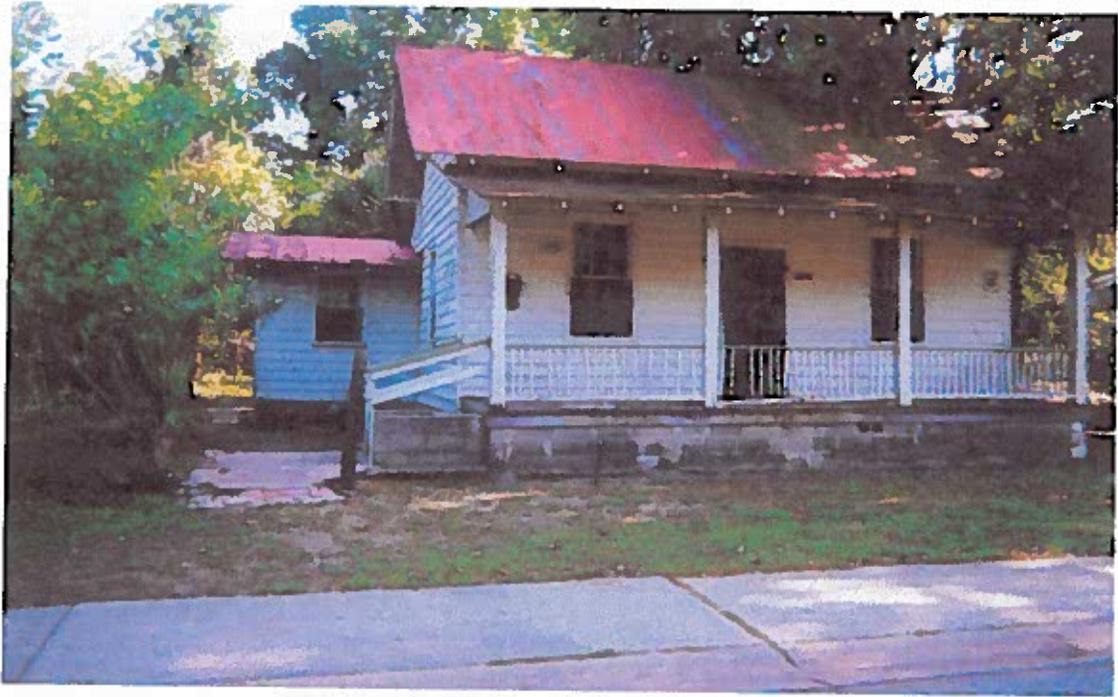
E-Mail: brenda.green@lowcountry.com

The Hefner-Pruitt Cottage
Before Pictures



7016-06
RECEIVED
FEB 25 2016
for 3-25-16



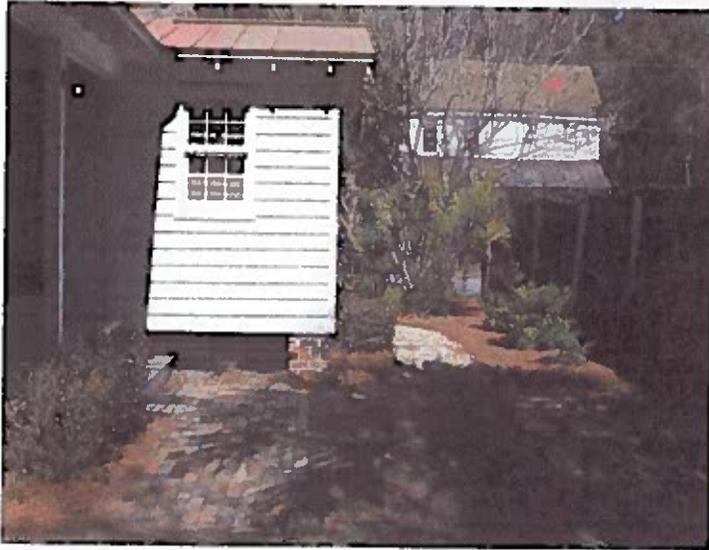


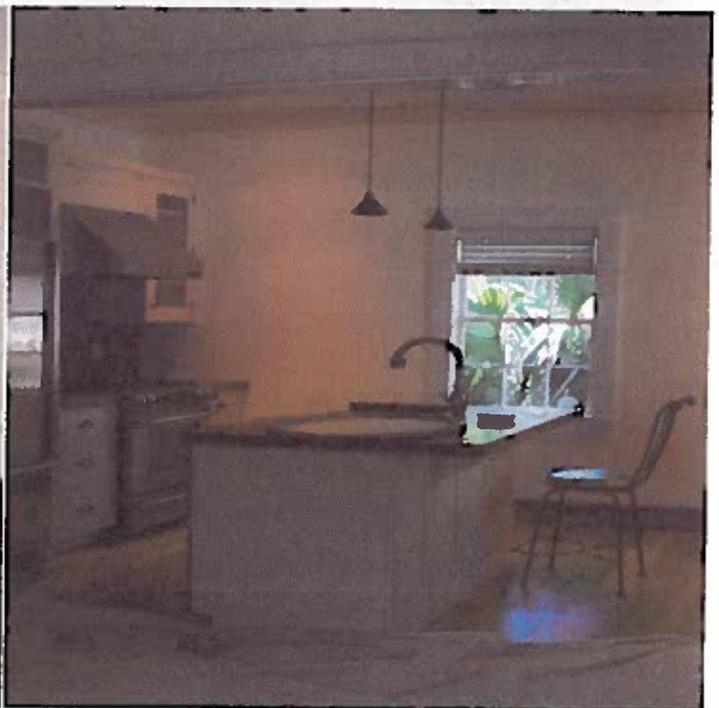
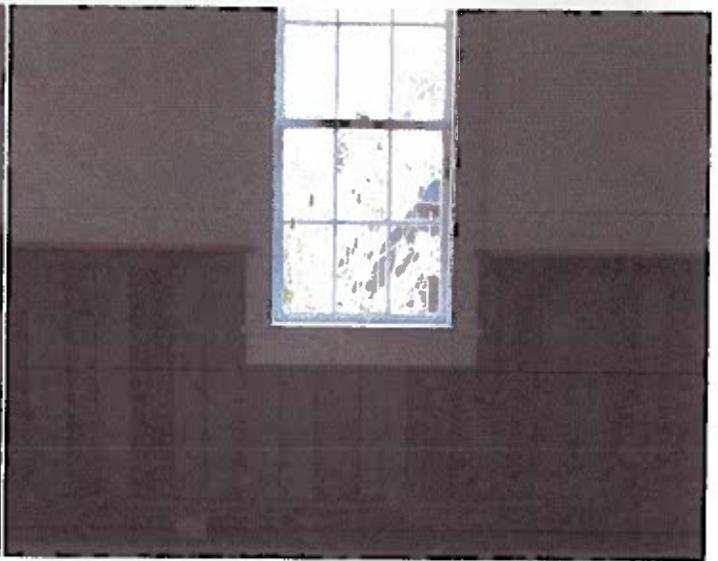
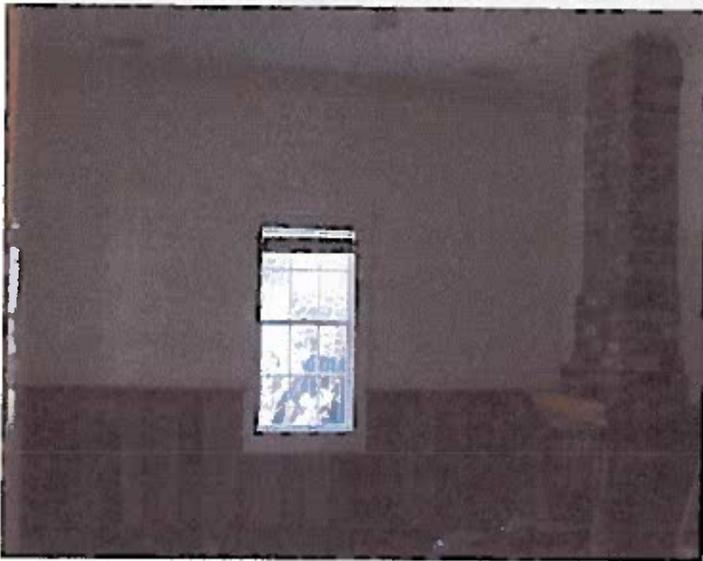
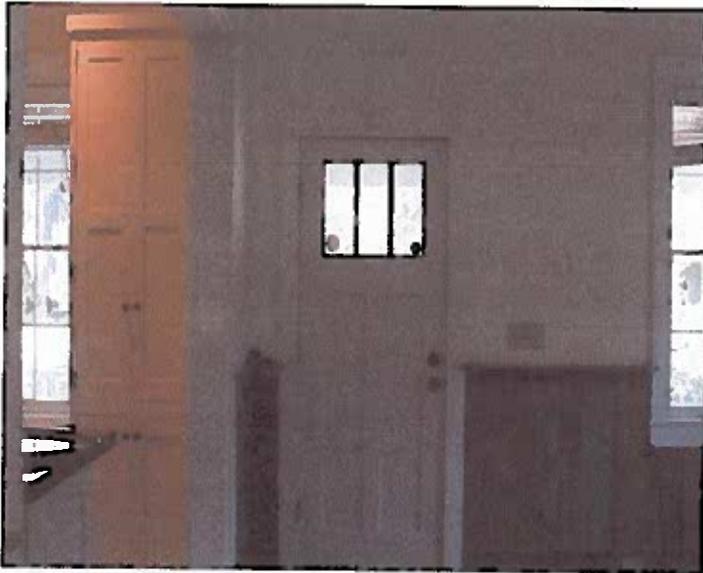
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FEB 25 2016
file 3-28-16

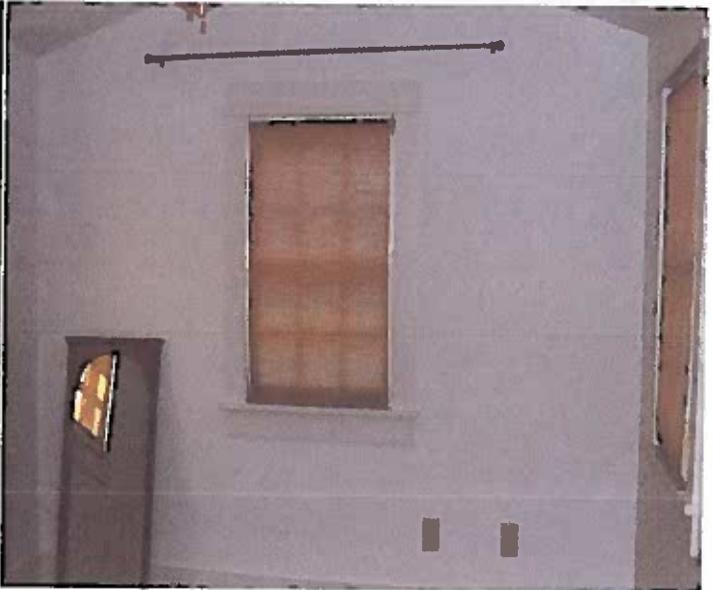
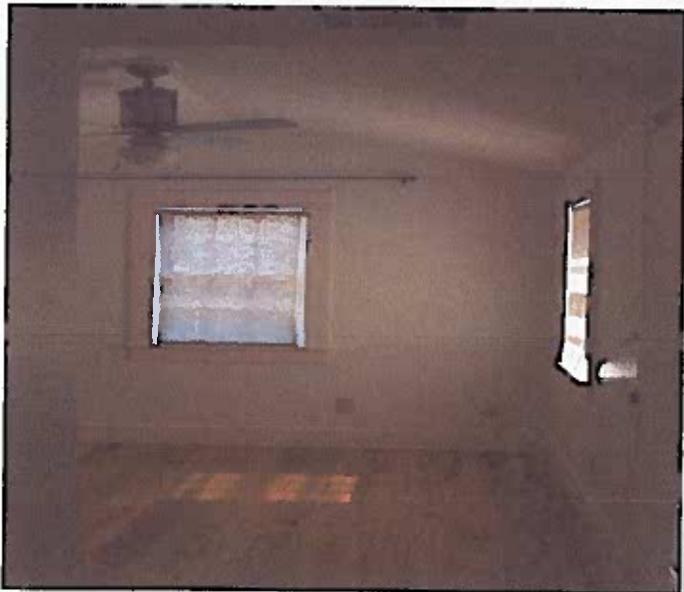
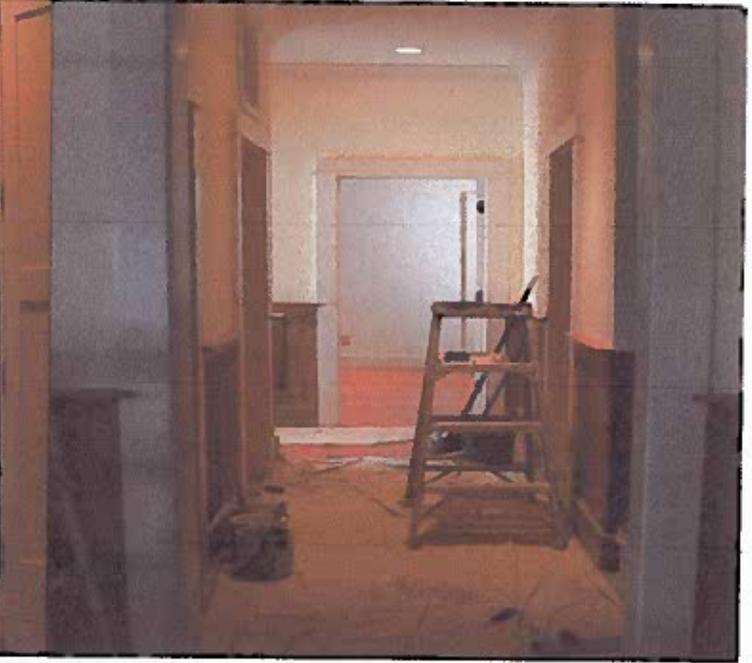
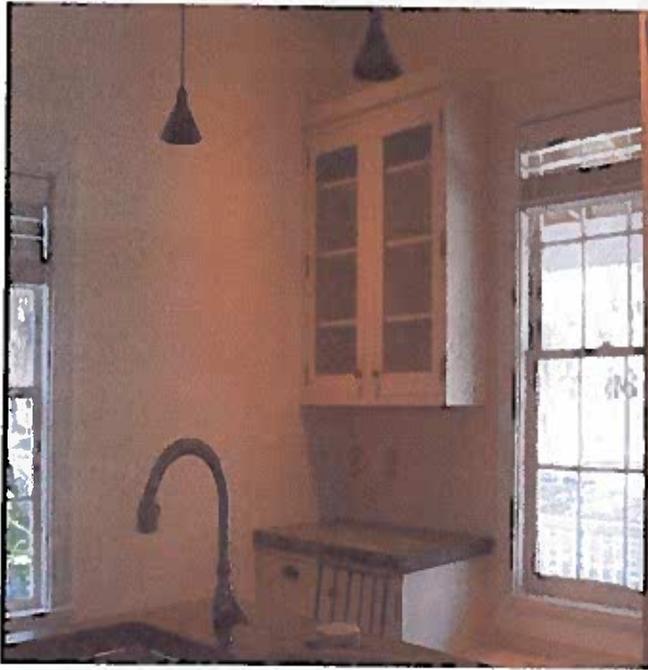
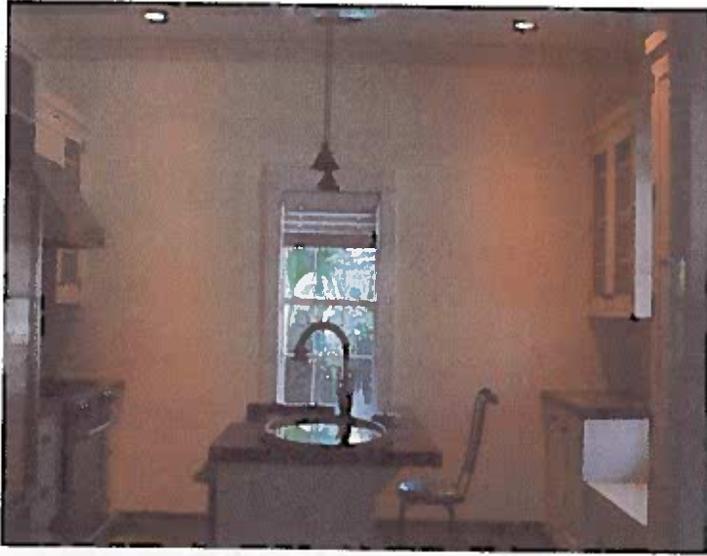
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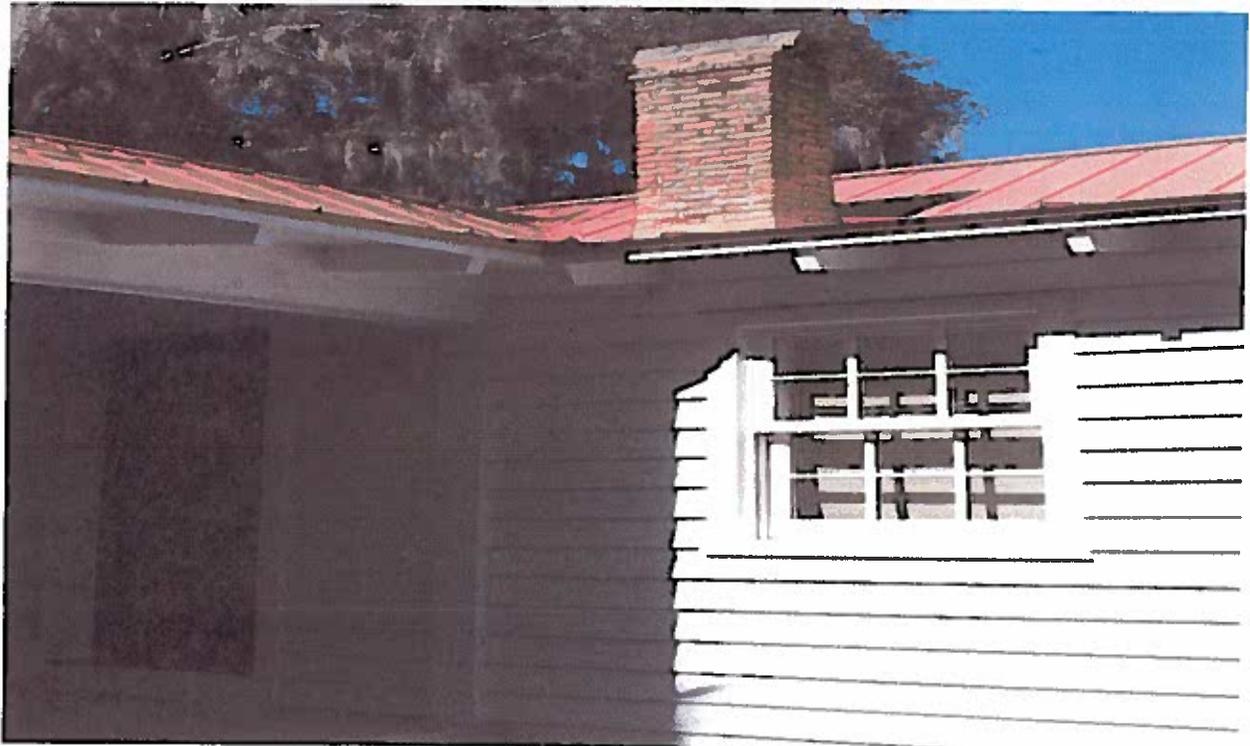
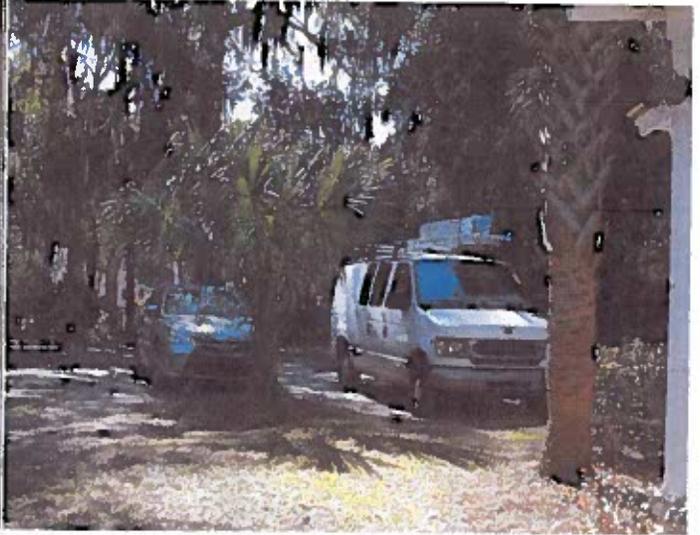
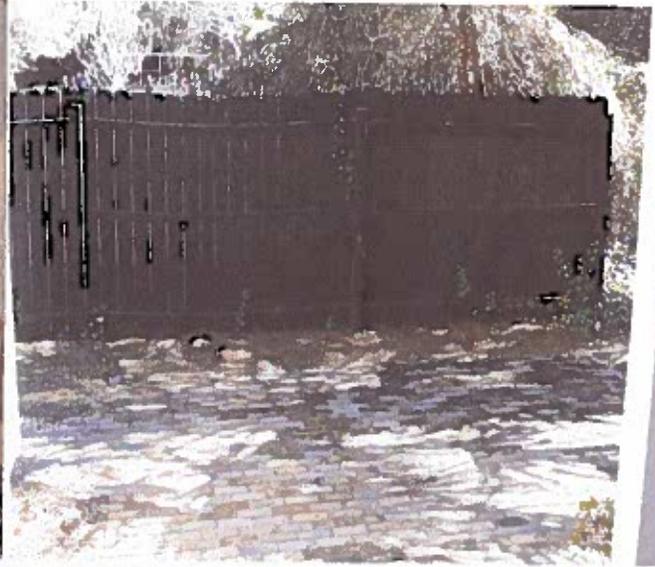
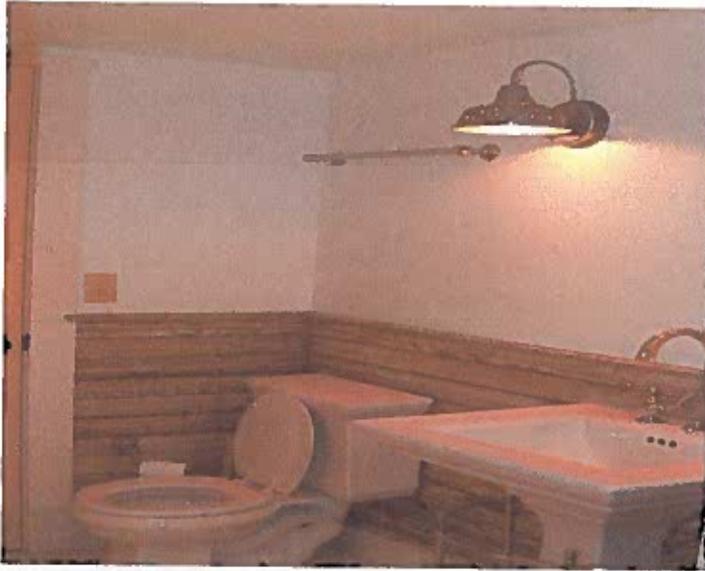
The Hefner-Pruitt Cottage
After Pictures











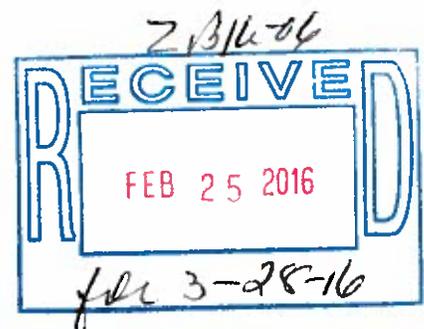
**SHORT TERM RENTALS IN RESIDENTIAL DISTRICTS APPROVED BY SPECIAL EXCEPTION
SINCE AUGUST 2011**

ADDRESS	NEIGHBORHOOD
1105 Craven St	The Bluff
1108 North St	The Bluff
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
1219 Rodgers St	Pigeon Point
2215 Wilson Dr	Pigeon Point
2304 Wilson Dr	Pigeon Point
2400 Wilson Dr	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 12-01-15



City Of Beaufort
Short Term Rental Basic Economic Impact Analysis
Prepared by Charles Calvert, Ed.D. MSHA

- *2014 30 Licensed Short Term Rentals,
8 Additional Licensed in 2015**
- *2014 \$18,000 in Accommodations Tax Paid**
- *2014 \$600,000 in Gross Revenue Reported**

****Average Room Rate Beaufort Per night \$98**
****Average Additional Spend Per Room: \$106**
(Food and Beverage, Retail)

*****Estimate of Total Number of Room Nights for 2014: 6122**

***Reported Room Revenue for 2014: \$600,000**

*****Estimate of Additional Spending 2014: \$648,932**
Food/Beverage/Retail etc.

Estimate of Total Revenue –

*****Beaufort Economic Impact STR \$1,248,932**

Positive Factors Not Included in this Analysis:

- 1) City receives additional Tax Revenue from 6% assessment**
- 2) Many Short Term Rental Units were redeveloped/improved.**
- 3) Positive impact on the Real Estate Market.**
- 4) Visitors get to meet real citizens of Beaufort and gain an authentic experience in the community.**

**Estimate of # of 2 Bedroom Units with Kitchens operated by
Hotels in the City.**

*****3-4 Units of this type. (Informal survey/phone and web)**

Conclusion: Different, non-competitive with traditional lodging

***Information from Al Johnson, City of Beaufort, Business License Inspector**

****Information from Robb Wells, Vice President Beaufort Chamber of Commerce**

*****Calculation by Charles Calvert, MSHA Copyright C**

STAFF REPORT
1104 GREENE STREET

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 28 March 2016**

Case Number: ZB16-06
Property Address: 1104 Greene Street
Applicant: Albert and Lana Hefner
Type of Request: Special Exception for Short Term Rental
Zoning: General Residential District

Background: The property is located at 1104 Greene Street in the Northwest Quadrant neighborhood of the Historic District (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 278. The lot is zoned "General Residential District" (GR). A single-family dwelling is located on the lot. The dwelling has three bedrooms and two bathrooms. Photos of the property are attached.

The property owners, who live on Cat Island, desire to rent the dwelling on a short term basis (i.e., for periods less than 30 days). Short term rental of a dwelling unit where the owner does not live on the premises is permitted by special exception in the GR District. Special exceptions are approved by the Zoning Board of Appeals. The ordinance permitting short term rentals is attached.

The applicants will be managing the short term rental themselves. The applicant has provided of copy of the rental agreement that will be used. The agreement does not specify the minimum 2-night stay which is required by the City's ordinance. The rental agreement limits the number of persons in the unit to six, and the number of vehicles on the site to two, and stipulates that the vehicles must park in the parking area at the rear of the dwelling, accessed by an alley. The property has adequate on-site parking to accommodate two vehicles.

Public comment: The public hearing notice referencing this application appeared in the March 13, 2016 edition of *The Beaufort Gazette*. The property was posted on March 14. Letters were sent to adjoining property owners on March 18. Representatives of the Northwest Quadrant Neighborhood Association were notified of the hearing by e-mail on March 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 Northwest Quadrant neighborhood of the Beaufort Historic District. The property is located within walking distance or an easy bike ride of the downtown core. The property is located two blocks from Boundary Street, a major arterial, and on block from Charles Street, a commercial collector street.
- (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.
- (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.
- (5) *Likely impact on public health and safety.* The proposed use is not likely to have a greater impact on public health and safety than for use as a long-term rental. Since a monitored fire alarm will be required, from the fire prevention perspective, use as a short term rental may be preferable.
- (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, since the local owners will be managing the unit, and if a monitored fire alarm is installed as required by the Building Official.

Staff recommendation: Staff recommends approval of the special exception on the following conditions:

- that the rental agreement be revised to stipulate a minimum two-night stay as required by the City's ordinance; and
- that a monitored fire alarm system be installed.

1104 Greene Street

