

**SPECIAL EXCEPTION APPLICATION
2912 WATERS EDGES COURT**

AP# 12847

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: 2-26-16 Application #: ZB/6-08 Zoning District: DUD

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

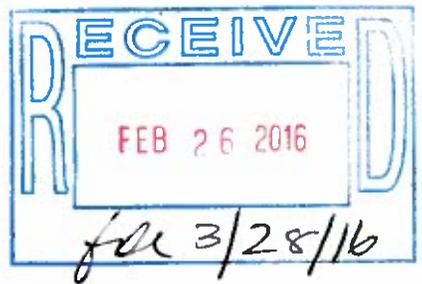
1. A legal survey of the property.
2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required.
3. Photograph(s) of the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

APPLICANT(S): C Kemp Littlepage for Adair Acquisitions LLC

Address: 224 Chester Rd Devon Pa 19333

Telephone: (610) 331 2506 [day] _____ [fax] _____

E-mail: klittle273@gmail.com



OWNER(S) if other than Applicant(s): N/A

Address: _____

Telephone: _____ [day] _____ [fax] _____

PROPERTY STREET ADDRESS: 2912 Waters Edge Court, Beaufort, SC

Tax Map No.: 3

Parcel No.: 739

29902

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: Feb 19, 2016

Applicant's Signature: C Kemp Littlepage

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

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 anyway

b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: no changes

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

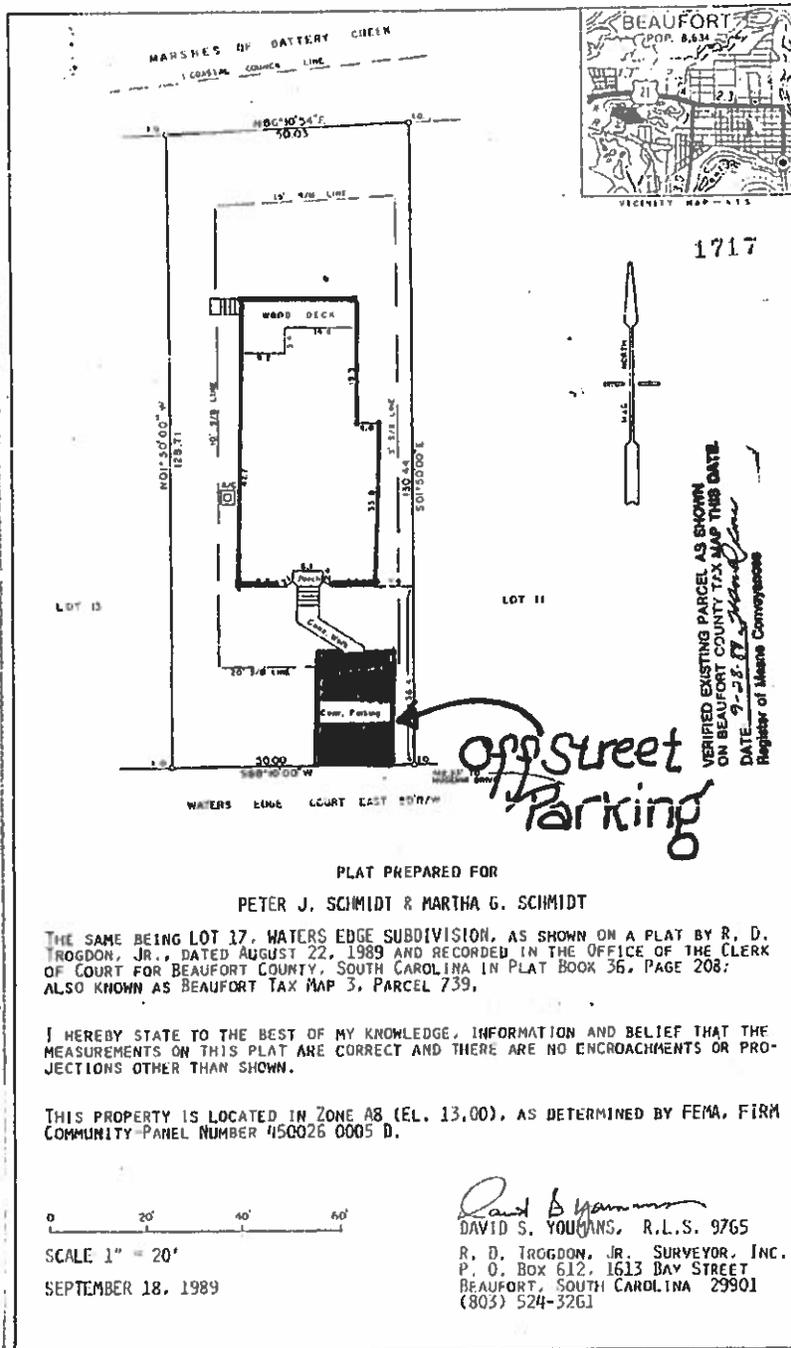
d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: yes permit

e. The likely impact on public health and safety is as follows: none

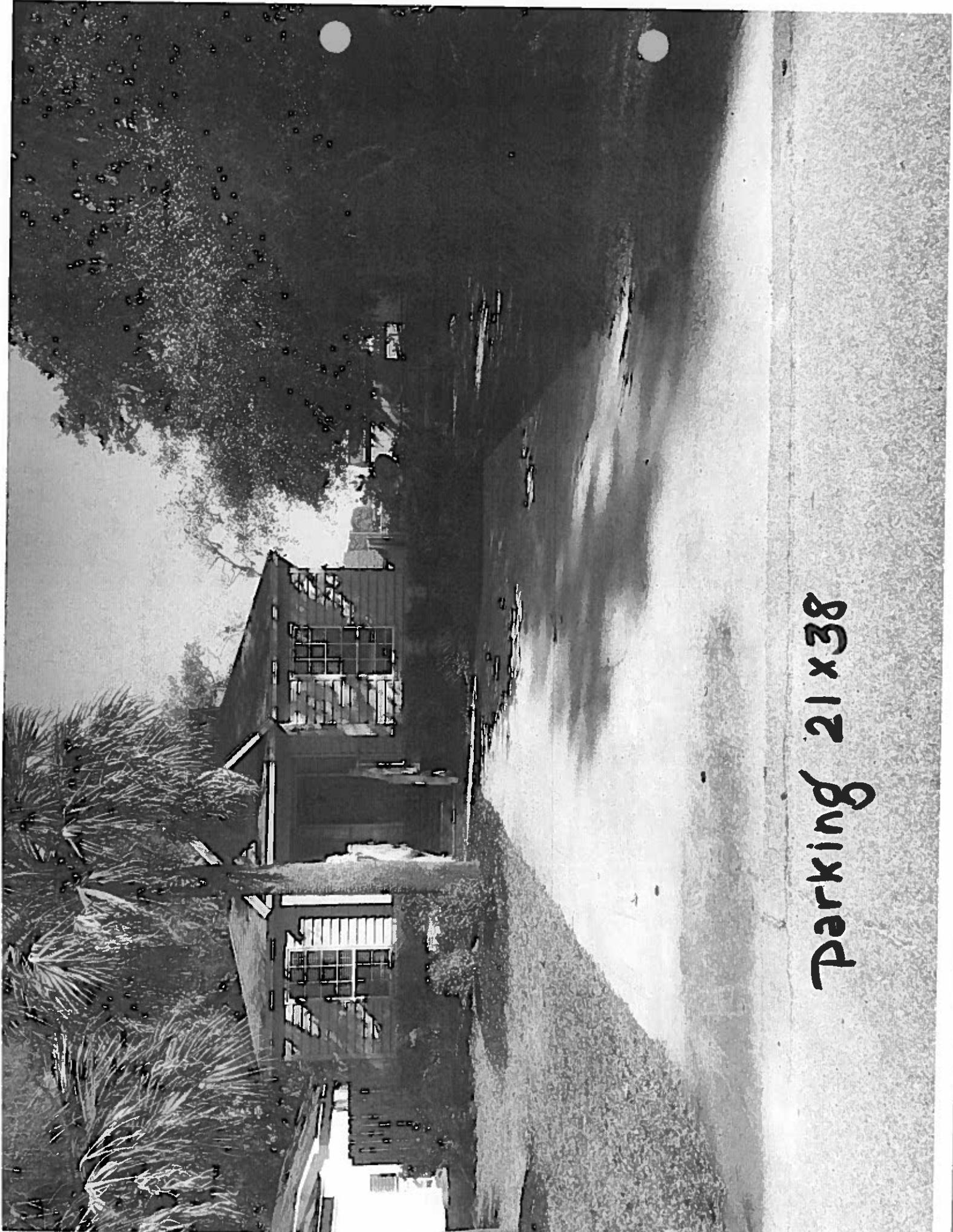
f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: professionally managed monitored alarm

[A site plan must be submitted]

2912 Waters Edge Ct



Parking 21x38



RENTAL AGREEMENT

It is our goal to provide a rental experience that exceeds your expectations. Our property is 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 experience.

Please read and initial each page, and sign where prompted. Scan and return klittle273@gmail.com for finalization.

RESERVATION INFORMATION

NAME:

ARRIVAL DATE:

DEPARTURE DATE:

NUMBER OF NIGHTS:

NUMBER OF GUESTS:

PAYMENT INFORMATION

RENTAL RATE:

CLEANING FEE:

TOTAL:

DEPOSIT (1/2 of rental rate):

ACCEPTED FORMS OF PAYMENT

- Cash

- Check (made out to Adair Acquisitions LLC, 224 Chester Rd, Devon, PA 19333 or 2906 Waters Edge Ct E, Beaufort SC 29902)

- Paypal: klittle273@gmail.com

RENTAL RULES

ADDRESS:

CHECK-IN TIME:

CHECKOUT:

This is a *NON SMOKING* property.

PETS

Pets are permitted in unit only with prior approval. An additional refundable \$150.00 per pet security deposit applies. All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and

tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner.

RESERVATION DEPOSIT

A reservation deposit of 50% is required. This must be received within five (5) days of booking the reservation.

PAYMENT

A final payment equal to 50% of the rental rate is required upon arrival.

SECURITY AND PET DEPOSITS

These deposits ARE NOT applied toward rent and are fully refundable 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, SMOKING (inside and out), pets, collection of rents, or services rendered during the stay.
- All debris, rubbish and discards are placed in the exterior trash container (or recycle bin, as appropriate), and soiled dishes (Intl coffee pot and filter holder if used) are properly placed in the dishwasher—and dishwasher is started.
- Linens are left on beds (unmade, please) and used towels are placed in tub (do NOT wash).
- The unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No UNIT CONTENTS, including but not limited to linens, are lost or damaged.
- NO early check-in or late checkout unless approved AHEAD OF TIME.

CANCELLATION POLICY

A forty-five (45) day notice is required for cancellation. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full deposit and 1/2 of the rental rate. Cancellation or early departure does not warrant any refund of rent.

MAXIMUM OCCUPANCY

The maximum number of guests sleeping in the unit is limited to four (4) persons. There is a maximum of two (2) overnight vehicles, all of which must park in the existing driveway.

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

No boat parking or trailer parking

WATER AND SEWER

DO NOT FLUSH anything down the toilet other than toilet paper. No feminine products should be flushed at anytime.

NOTES REQUIRED BY THE CITY OF BEAUFORT

You are renting a home in a residential neighborhood. We expect all of our guests to act as good neighbors and citizens of this beautiful community in which we live.

- Pets shall not be left outdoors unattended.
- There will be no amplified music outdoors.
- Between 10 PM and 8 AM — there will be no noise outside that disturbs the neighbors — this includes loud talking on the porch and in the yard.
- Should any Renter (or Guest of the Renter) create a disturbance for the neighbors or the community requiring that law enforcement become involved, the Renter (and any or all Guests of the Renter) will be evicted and no refund will be given for any time remaining on the rental of the house.

This house is 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.

- I agree that all rental monies are non-refundable per cancellation policy.
- I am aware that this is a NON-SMOKING house.

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

Signature

Date

Printed Name

Email

Cell Phone

OWNER

Adair Acquisitions L.L.C.
Kemp Littlepage
610-331-2506
klittle273@gmail.com



**CITY OF BEAUFORT
CONTACT LIST FOR SHORT TERM RENTAL
LOCATED AT**

2912 Waters Edge Court

PROPERTY OWNER:

Name: C. Kemp Littlepage
Address: 2906 Waters Edge Court
Phone: 610 331 2506
E-Mail: klittle273@gmail.com

PROPERTY MANAGER: (PRIMARY)

Name: C. Kemp Littlepage
Address: 2906 Waters Edge Court
Phone: 610 331 2506
E-Mail: klittle273@gmail.com

PROPERTY MANAGER: (BACK-UP)

Name: Greta Maddox Seaside Residential Management
Address: 1551 Sea Island Parkway, St Helena, SC
Phone: 843 476 1310
E-Mail: gretamaddox1@gmail.com

PROPERTY MANAGER (SECONDARY BACK-UP)

Name: James Daniels
Address: 2917 Waters Edge Court, Beaufort
Phone: 843 263 8658
E-Mail: jdaniels@tel.edu

STAFF REPORT
2912 WATERS EDGE COURT

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

Case Number: ZB16-08
Property Address: 2912 Waters Edge Court
Applicant: Kemp Littlepage
Type of Request: Special Exception for Short Term Rental
Zoning: PUD District

Background: The property is located at 2912 Waters Edge Court on Battery Creek in the West End neighborhood (see Site Location Map attached). The property is identified as District 120, Tax Map 3, Parcel 739. The lot is zoned Waters Edge Planned Unit Development District” (PUD). A single-family dwelling is located on the lot. Photos of the property are attached.

The property owner, who lives in primarily in Pennsylvania, desires 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 R-2 District. Special exceptions are approved by the Zoning Board of Appeals. The ordinance permitting short term rentals is attached.

The applicant has contracted with a local property management firm, Seaside Residential Management, to manage the rental. The firm has a City of Beaufort Business License. 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 four, and the number of vehicles on the site to two and stipulates that the vehicles must park in the driveway. 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. The representative of the West End Neighborhood was noticed 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 ¼ mile from North Street which is a residential collector street. There is a traffic signal at the corner of North Street and Ribaut Road. The property is ¼ mile from the Spanish Moss Trail. The property is located within walking distance and 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.* 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 will likely have little impact on public health and safety since a local property management firm will be managing the unit.
- (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 a local property management firm 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.

2912 Waters Edge Court





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