

**CITY OF BEAUFORT**



1911 Boundary Street  
BEAUFORT, SOUTH CAROLINA 29902  
**CITY COUNCIL - WORKSESSION**  
September 21, 2010

Planning Conference Room-1<sup>st</sup> Floor  
**1911 Boundary Street**

I. **Call to Order** – Mayor Billy Keyserling

**5:00 PM**

II. **Presentation**

Deirdre Kelley, Managing Partner – Kelley Benefits Group, Inc., Health, Wellness, and Consumerism Strategies

III. **Council Discussion Items**

A. Discussion regarding amending sections 5.1 and 5.3.D of the UDO to permit Short Term Rentals by Special Exception in the Historic District

III. **Executive Session**

Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the South Carolina Code of Laws: Discussion regarding Contractual Matters

IV. **Adjourn**

**NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE,  
PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL  
INFORMATION**

**STATEMENT OF MEDIA NOTIFICATION**

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

## O R D I N A N C E

### AMENDING SECTIONS 5.1 AND 5.3.D OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW SHORT TERM RENTAL OF RESIDENTIAL DWELLINGS AS A USE PERMITTED BY SPECIAL EXCEPTION IN THE HISTORIC DISTRICT

WHEREAS, short term rental of residential dwellings is currently not permitted in residential zoning districts; and

WHEREAS, short term rental of residential dwellings may be a compatible use in some neighborhoods under certain conditions; and

WHEREAS, permitting a use by the special exception process requires a detailed examination of the proposal, includes a public hearing, and allows conditions to be attached to approval of the use; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance to allow short term rental of residential dwellings as a use permitted by special exception in residential zoning districts in the Historic District; and

WHEREAS, this amendment has been presented to the City of Beaufort--Town of Port Royal Joint Municipal Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on August 24, 2010, with notice of the hearing published in *The Beaufort Gazette* on August 9, 2010;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina* be amended as follows:

1. Delete the current Use Tables in Section 5.1 "Use Tables," and replace them with new Use Tables to read as shown on the attached sheets.
2. Revise Section 5.3.D "Specific Use Standards, Commercial Uses," by adding a new paragraph 10, "Housing, Short Term Rental," to read as follows, and renumbering the existing paragraphs as appropriate:

**10. Housing, Short Term Rental**

Short term rentals are permitted in the Historic District by special exception subject to the following standards:

- a. Approval of the special exception runs with the ownership of the property. If the property ownership changes, a new special exception will be needed to use the dwelling for short term rental.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

\_\_\_\_\_  
BILLY KEYSERLING, MAYOR

\_\_\_\_\_  
IVETTE BURGESS, CITY CLERK

1st Reading

\_\_\_\_\_

2nd Reading & Adoption

\_\_\_\_\_

Reviewed by:

\_\_\_\_\_  
WILLIAM B. HARVEY, III, CITY ATTORNEY





