

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88334834448?pwd=eLsDqrem5RHSlpnUoha2zbqGF7Qt3s.1>

Passcode: 176147 +13017158592 Webinar ID: 883 3483 4448



City of Beaufort
1911 Boundary Street
Beaufort Municipal Complex
Beaufort, South Carolina 29902
(843) 525-7070

**City Council Worksession Meeting Agenda
November 18, 2025**

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."

Worksession Meeting - Planning Conference Room - 5:00 PM

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

I. Call to Order - Philip Cromer, Mayor

II. Employee New Hire Recognition

- A. Fire Department - Dorian Day, Mitchell Mallory
- B. Municipal Court - Ashante Harvin
- C. Police Department - Michael Chutjian, Miguel Perez, Agustin Zuniga
- D. Public Works - Kyle Looney, Brian Ranger

III. Presentations

- A. Beaufort County Single-Use Plastic Survey Results

IV. Discussion

- A. Short Term Rental Discussion
- B. Participation in CNBC's Television Educational Documentary Series, "Now We Know"
- C. Consideration for Procurement of Noise Ordinance Signs
- D. Parks & Tree Advisory Committee (PTAC) Duties & Responsibilities

V. Adjourn



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 10/15/2025
From: Scott Marshall, City Manager
Item Name: Beaufort County Single-Use Plastic Survey Results
Meeting Date: November 18, 2025
Department: City Managers Office

Background Information:

Introduction:

Juliana Zadik, Environmental Long Range Planner with Beaufort County Planning and Zoning Department asked to address Council on this issue. Information for the report was provided by her.

In May 2024, County Council asked staff to explore whether Beaufort County should improve and expand its 2018 Plastic Bag Ordinance. To guide this work, an ad-hoc committee of experts, community partners, and county staff was formed. The committee deployed surveys to test community and business support for amending the 2018 Plastic Bag Ordinance. Survey results have been collected and analyzed. County staff are updating and seeking input and support from the County's partners in the 2018 Plastic Bag ordinance adoption.

Background:

In 2018, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton, and the Town of Hilton Head Island adopted a plastic bag ordinance in tandem to curb unnecessary single-use plastic bags from the region's waste stream. The 2018 ordinance required County council to review the ordinance within three years of adoption. This effort was delayed by the pandemic and staff changes. The review was initiated last May and County staff are now updating City Council about this process and its outcomes thus far.

Legal Authority:

Staff Recommendation:

In addition to updating City Council, County Staff are seeking input on ordinance amendments

and collaborative adoption on the final amendments to ensure the greatest benefit to our region.

Placed on Agenda For:

Attachments:

1. City of Beaufort - Single Use Plastic Survey Results - 11-18-25
2. Single Use Plastics Survey - Final Report April 2025



Single-use Plastics Survey Results

and Next Steps

Nov 2025 – City of Beaufort Council Work Session

Photo by Juliana Zadik

Waste Reduction is necessary



TABLE 7.20: Beaufort County MSW Recycling Data in Tons in FY24

COMMODITIES	RESIDENTIAL	COMMERCIAL/ INSTITUTIONAL	INDUSTRIAL (office/ packaging)	TOTAL
Glass	685.71	0.10	0.00	685.81
Metal	112.15	5.67	259.80	377.62
Paper	2,063.91	3,225.67	77.04	5,366.62
Plastic	378.66	0.26	0.00	378.92
Organics	4,881.58	0.00	0.00	4,881.58
Banned	2,241.10	604.15	48.53	2,893.78
Miscellaneous	145.67	328.88	2.91	477.46
Commingled	5,766.09	134.93	0.00	5,901.02
TOTAL	16,274.87	4,299.66	388.28	20,962.81

TABLE 7.21: Beaufort County Facilities List for FY24

FACILITY TYPE	NO. OF FACILITIES	FACILITY TYPE	NO. OF FACILITIES
Class 1 Landfills	0	C&D Debris Recyclers	2
Class 2 Landfills	1	Transfer Stations	4
Class 3 Landfills	0	Structrual Fills	0
Waste Tire Facilities	1	Solid Waste Processing Facilities	1
Used Oil Facilities	0	Composting and Wood Grinding	2
Incinerators	3	Other Permitted Solid Waste Facilities	0

Estimated
Remaining
Life of
Landfill

6 yrs

[Source](#)



They're in our environment

Over 197,000 lbs of litter removed from roads in Beaufort county as of May 20 25. Source: Solid Waste and Recycling Board meeting 5-22-25 [Source](#)



The Island Packet

<https://www.islandpacket.com> › local › article250465186

Horseshoe crabs tangled in bag on Hilton Head beach

Apr 7, 2021 — Three horseshoe crabs were stuck in a thick plastic mesh bag on the beach near Port Royal Plantation. Millen said the bag reminded her of the bags that onions ...

[Source](#)



The Island Packet

<https://www.islandpacket.com> › local › article247286479

Marine animals off Hilton Head, SC coast eat plastic

Nov 24, 2020 — The study compiled 1,792 reports of animals swallowing or becoming entangled in plastic trash between 2009 and 2018. It showed that in those ...

[Source](#)

Microplastics and Tire Wear Particles in South Carolina Coastal Waters: Sources, Pathways, and Toxicity

John E. Weinstein^{a*}

Journal of the South Carolina Academy of Science, [2023], 21(1)

^aDepartment of Biology, The Citadel, Military College of South Carolina, 171 Moultrie St., Charleston, South Carolina 29409, USA

[Source](#)

Effects of microplastics and nanoplastics in shrimp: Mechanisms of plastic particle and contaminant distribution and subsequent effects after uptake

Volume 894, 10 October 2023, 164999

Anil Timilsina^a, Kaushik Adhikari^b, Amit K. Yadav^c, Pabitra Joshi^d, Grace Ramena^e,

Kailash Bohara^e  

[Source](#)

Microplastic Content in Oysters (*Crassostrea virginica*) from South Carolina, USA

Blosser, Brooke Caroline. College of Charleston ProQuest Dissertations Publishing, 2022. 29213218.

[Source](#)

Microplastic contamination in fish: A systematic global review of trends, health risks, and implications for consumer safety

Marine Pollution Bulletin Volume 219, October 2025, 118279

Himanshu Jangid^a, Joydeep Dutta^a, Arun Karnwal^b, Gaurav Kumar^{a c}  

[Source](#)

They're in our food

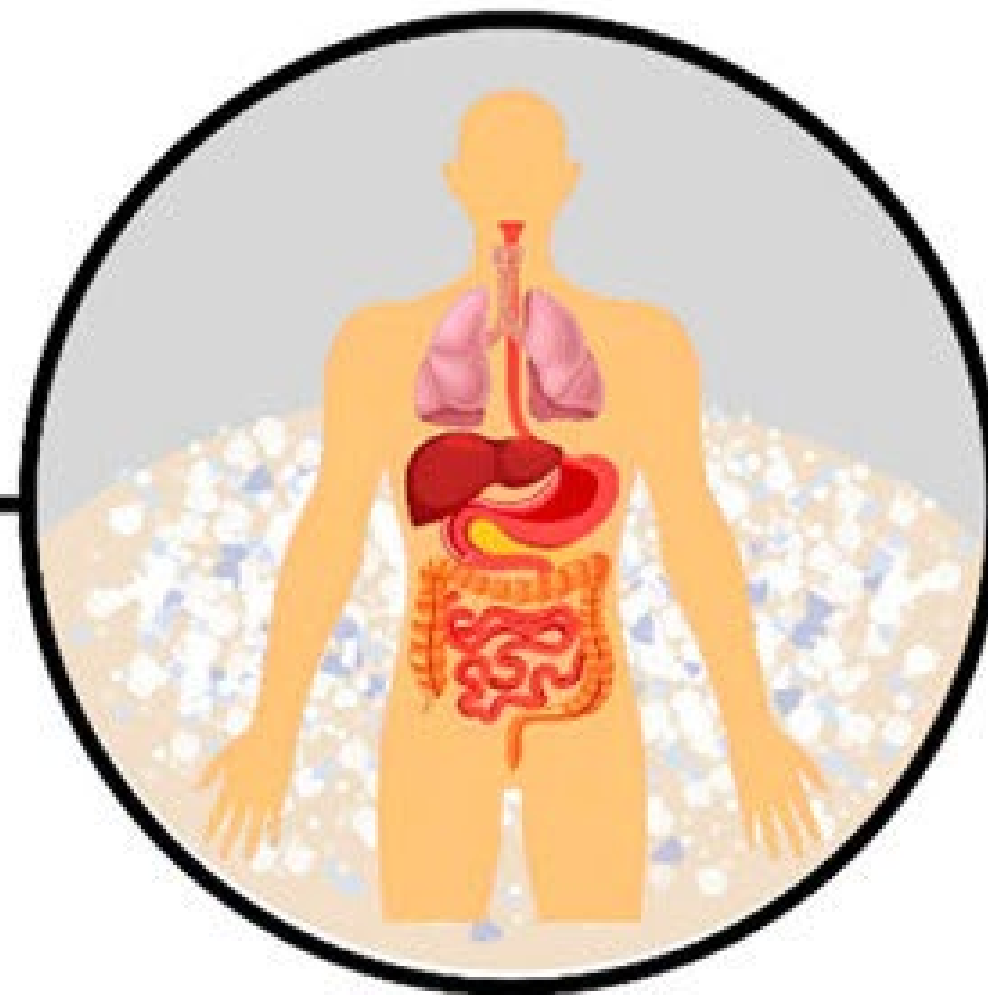
Microplastics are found in 1,600 species, including 1,300 ocean dwellers.

[Source.](#)

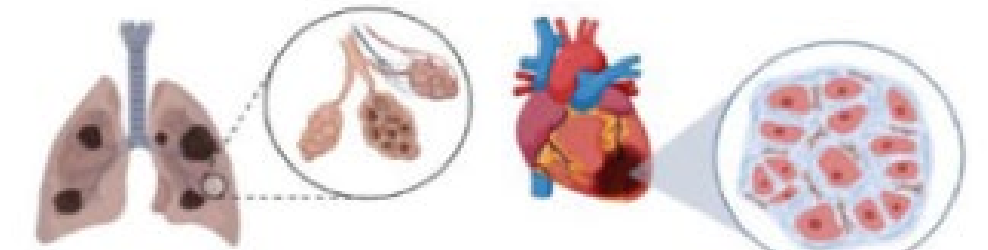
They're in our bodies

MICROPLASTIC

Exposure

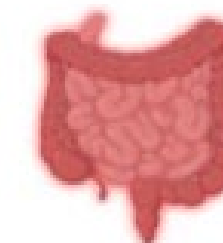


Toxicity

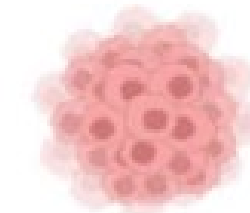


Pulmonary diseases

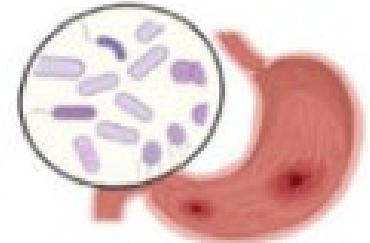
Cardiovascular diseases



Inflammatory diseases



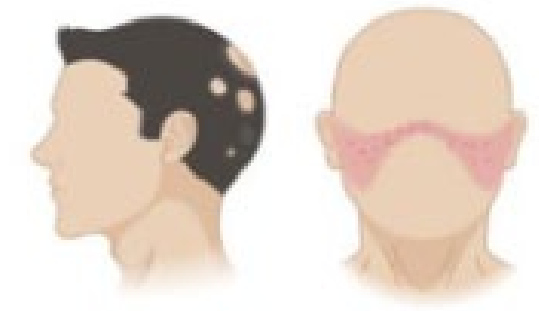
Cancer



Infectious diseases



Pregnancy and maternal exposure to progeny



Immunotoxicity

[Source.](#)

[Source.](#)

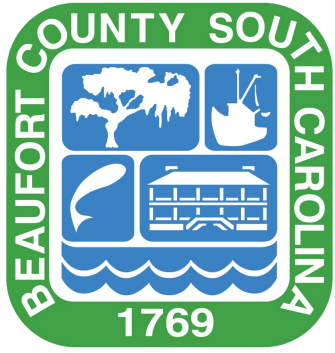
A photograph of a crab on a sandy beach with driftwood and marsh grass in the background. The crab is light-colored with dark eyes and is positioned in the lower right foreground. The background consists of a dense pile of dry, brown driftwood sticks and tall, green marsh grasses under a blue sky with light clouds.

Local Action=Great Impact

Photo by Juliana Zadic

A multi - disciplinary working group developed and deployed surveys

Quick Recap



January 13, 2025 - April 3, 2025



Two Survey Types



Regulatory Preferences



Media & Business Outreach Campaign



PLASTIC REDUCTION EFFORTS IN BEAUFORT COUNTY

IN 2018, BEAUFORT COUNTY COUNCIL PASSED AN ORDINANCE THAT WAS INTENDED TO LIMIT THE NUMBER OF PLASTIC BAGS THAT END UP IN OUR FRAGILE ENVIRONMENT. THE COUNTY IS EVALUATING THE ISSUE AND CONSIDERING WAYS TO ALLEVIATE THE NEGATIVE IMPACT ON OUR COMMUNITY.

How can you help?

TAKE A MOMENT TO FILL OUT THIS SURVEY TO HELP US MAKE AN INFORMED DECISION FOR THE FUTURE OF BEAUFORT COUNTY, ITS BUSINESSES AND RESIDENTS.

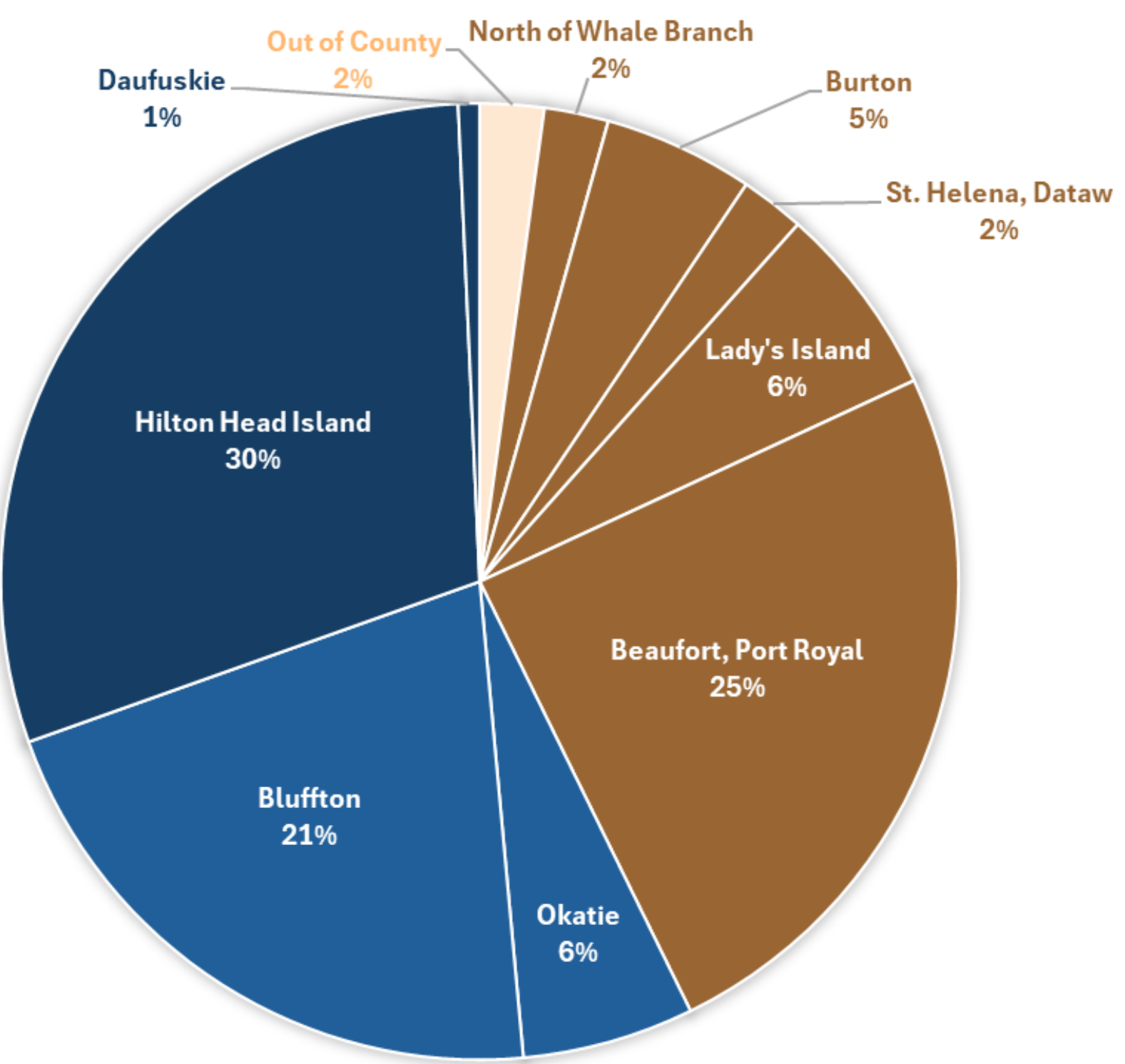




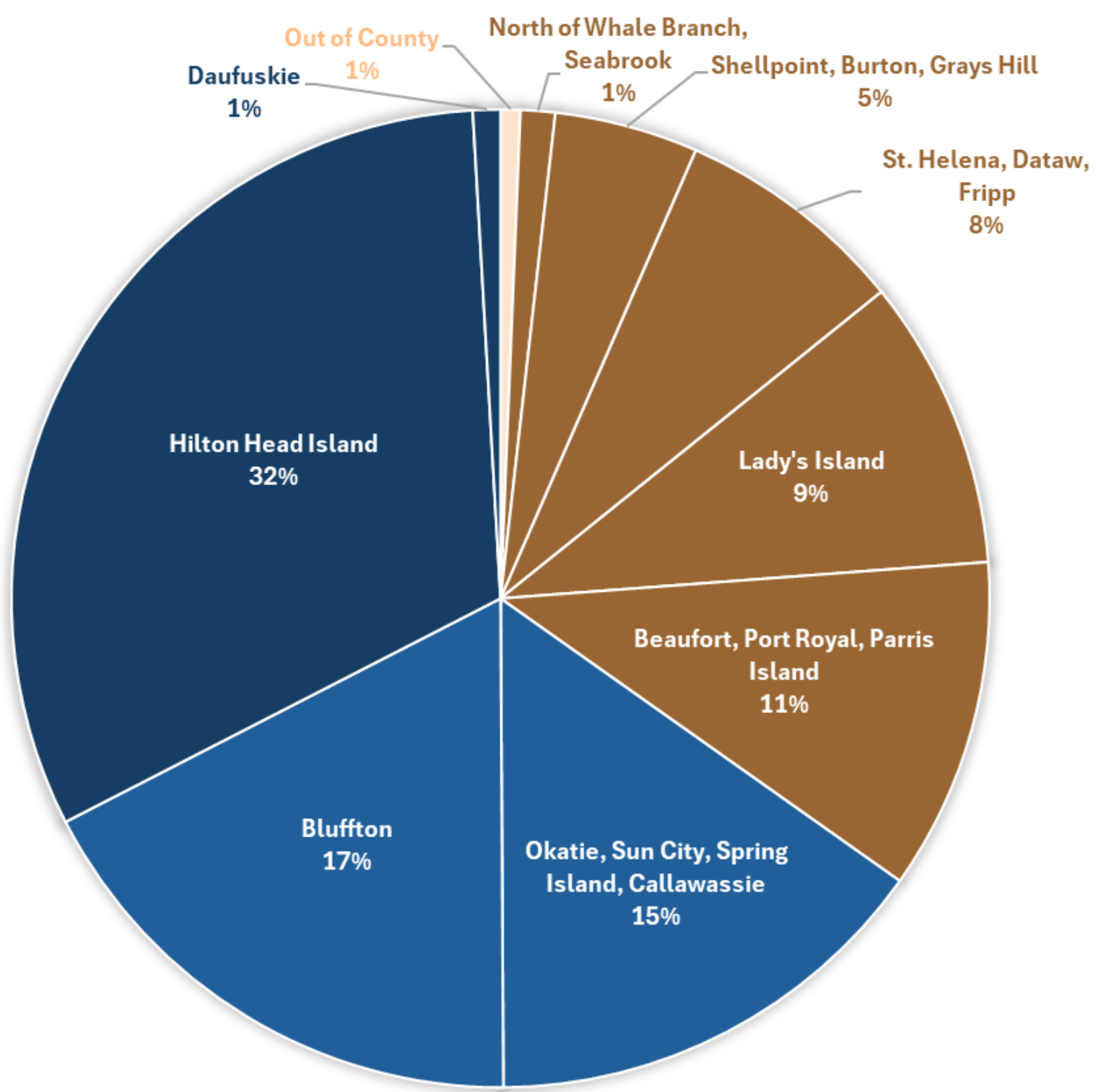
Who responded?

138 Business Responses
6,062 Resident Responses

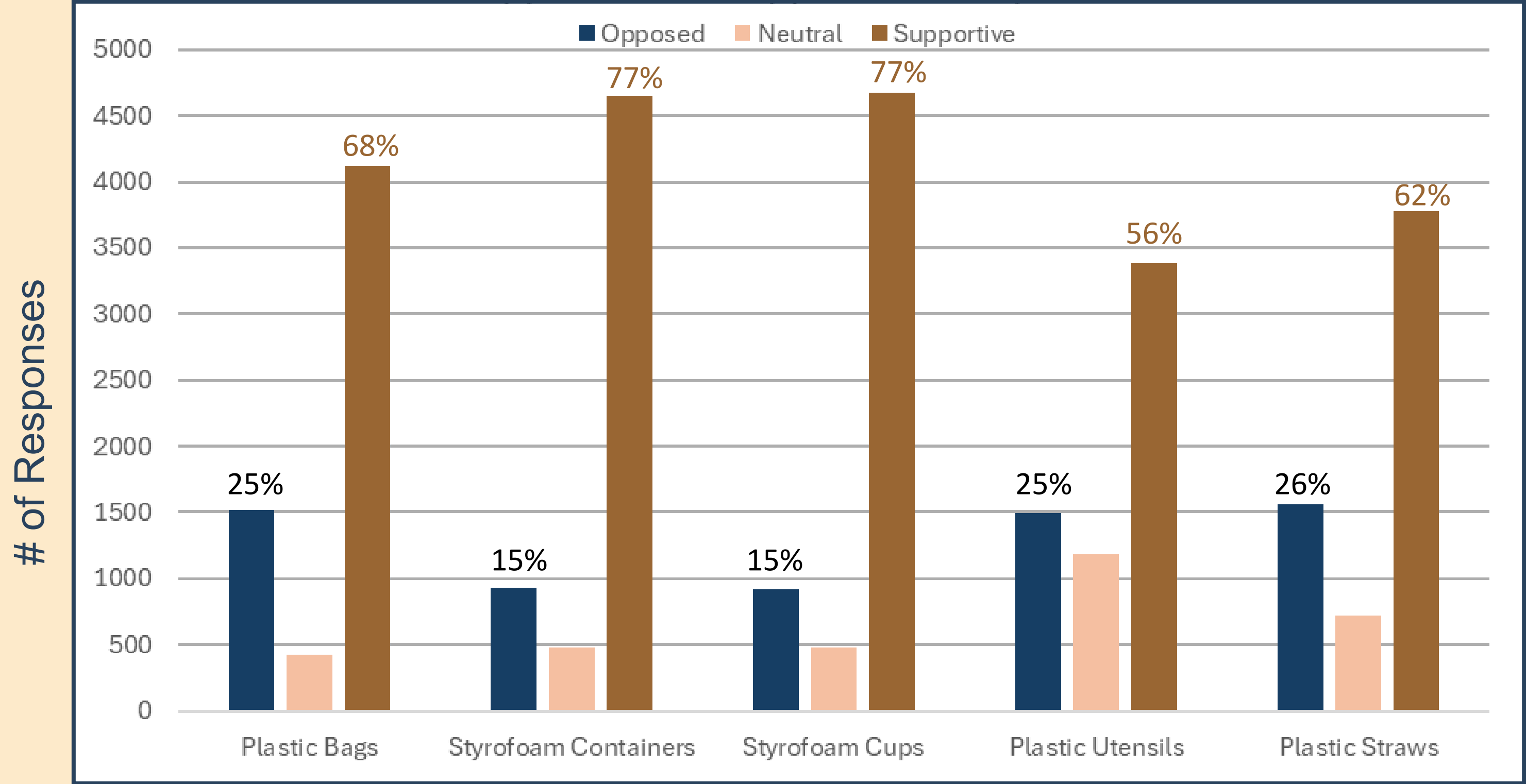
BUSINESS



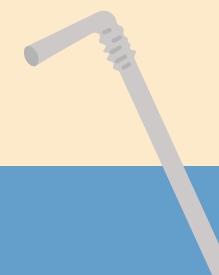
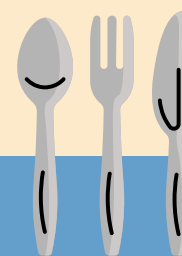
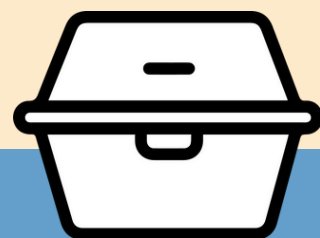
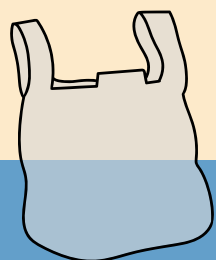
RESIDENTS



Residents Support Single-use plastic regulation

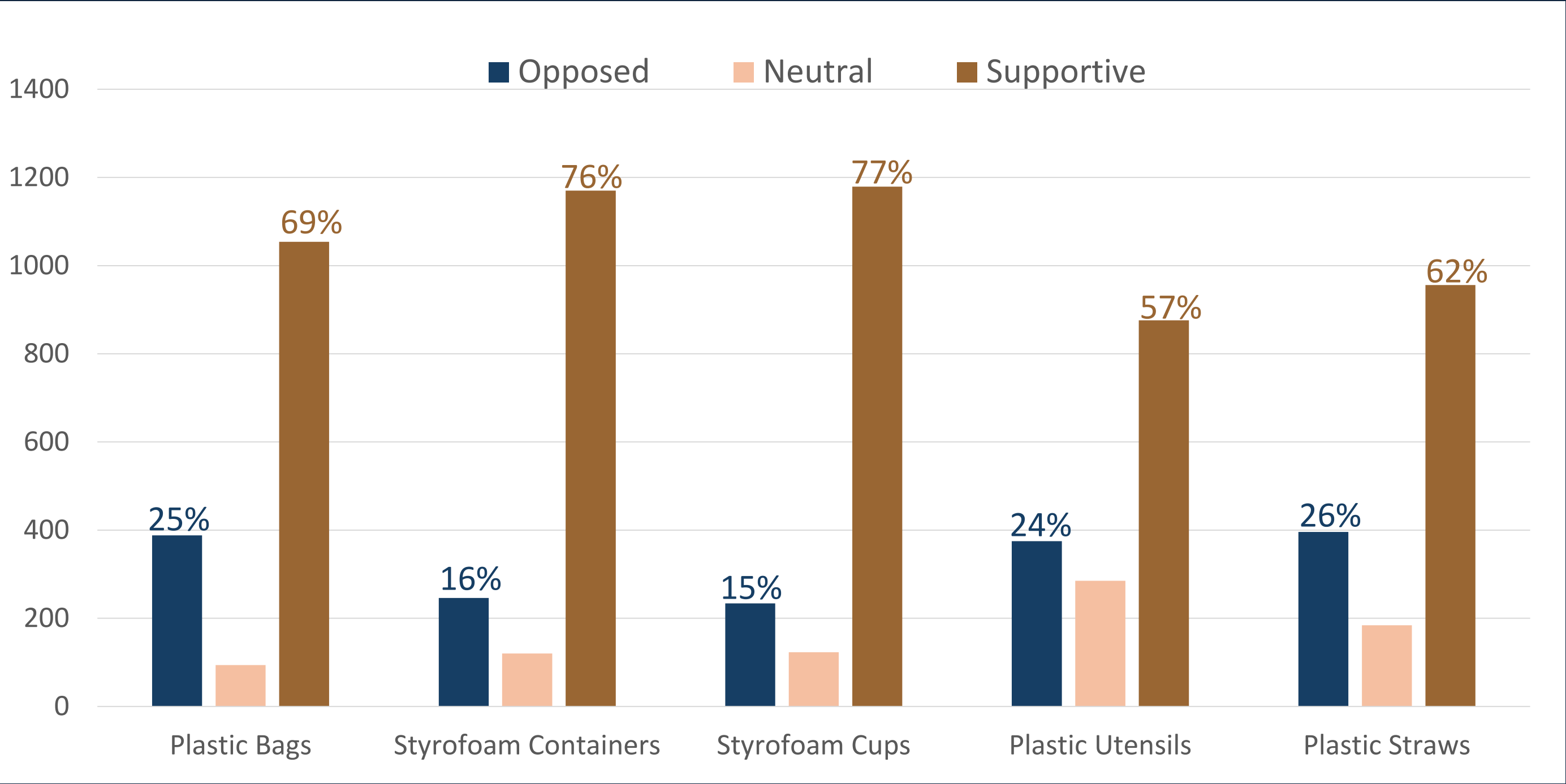


“All plastic needs to be tapered down and eventually eliminated as waste. There are alternative... products that can adequately be used.” – Resident Participant

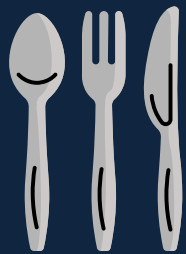


Port Royal & Beaufort Resident Support for Regulation

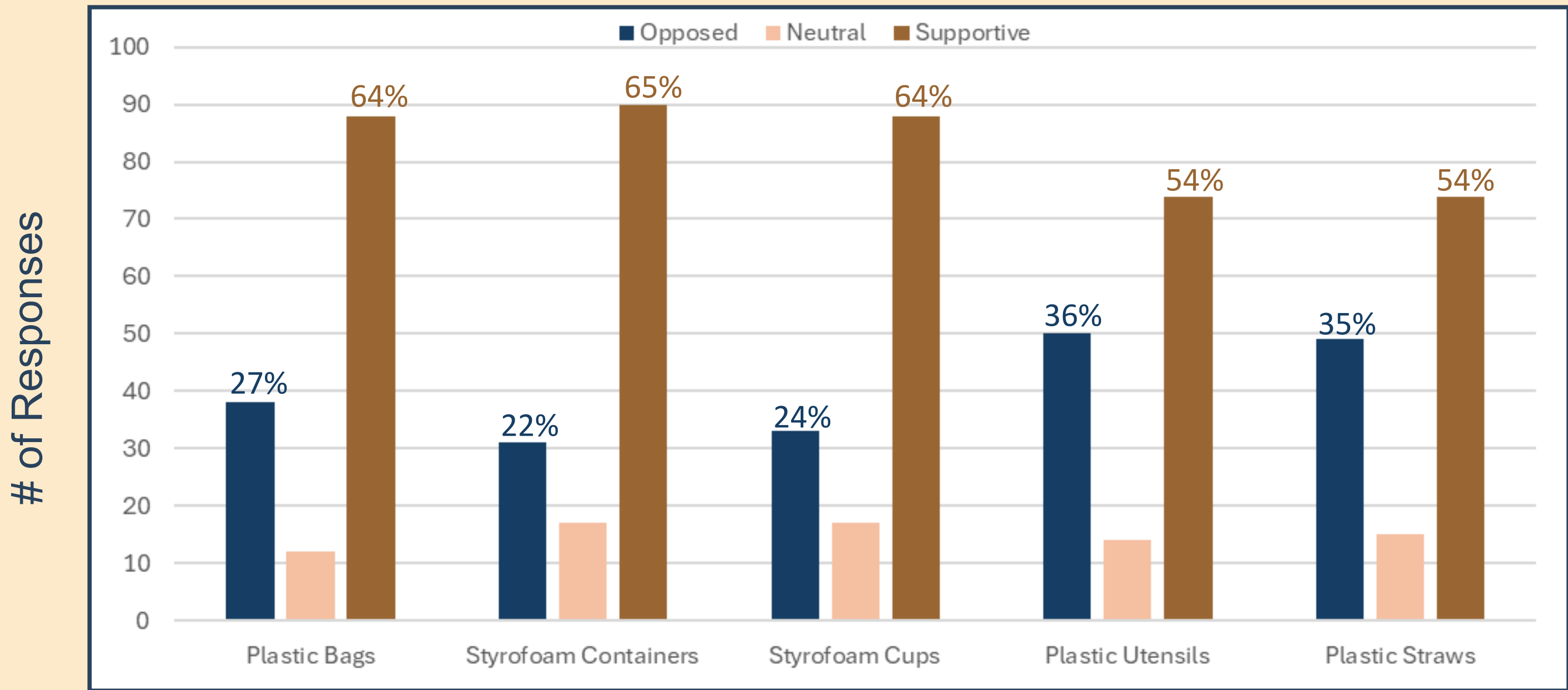
of Responses



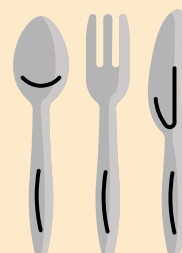
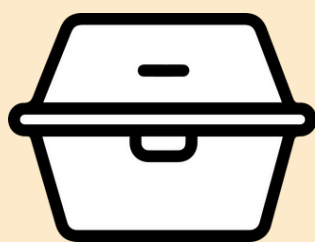
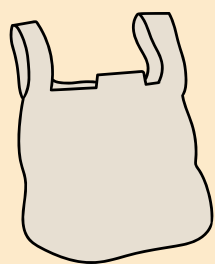
“Plastics are an enormous problem, locally, nationally, and globally. We support a complete ban.”
– Port Royal Island Area Resident



Businesses Support Single-use plastic Regulation

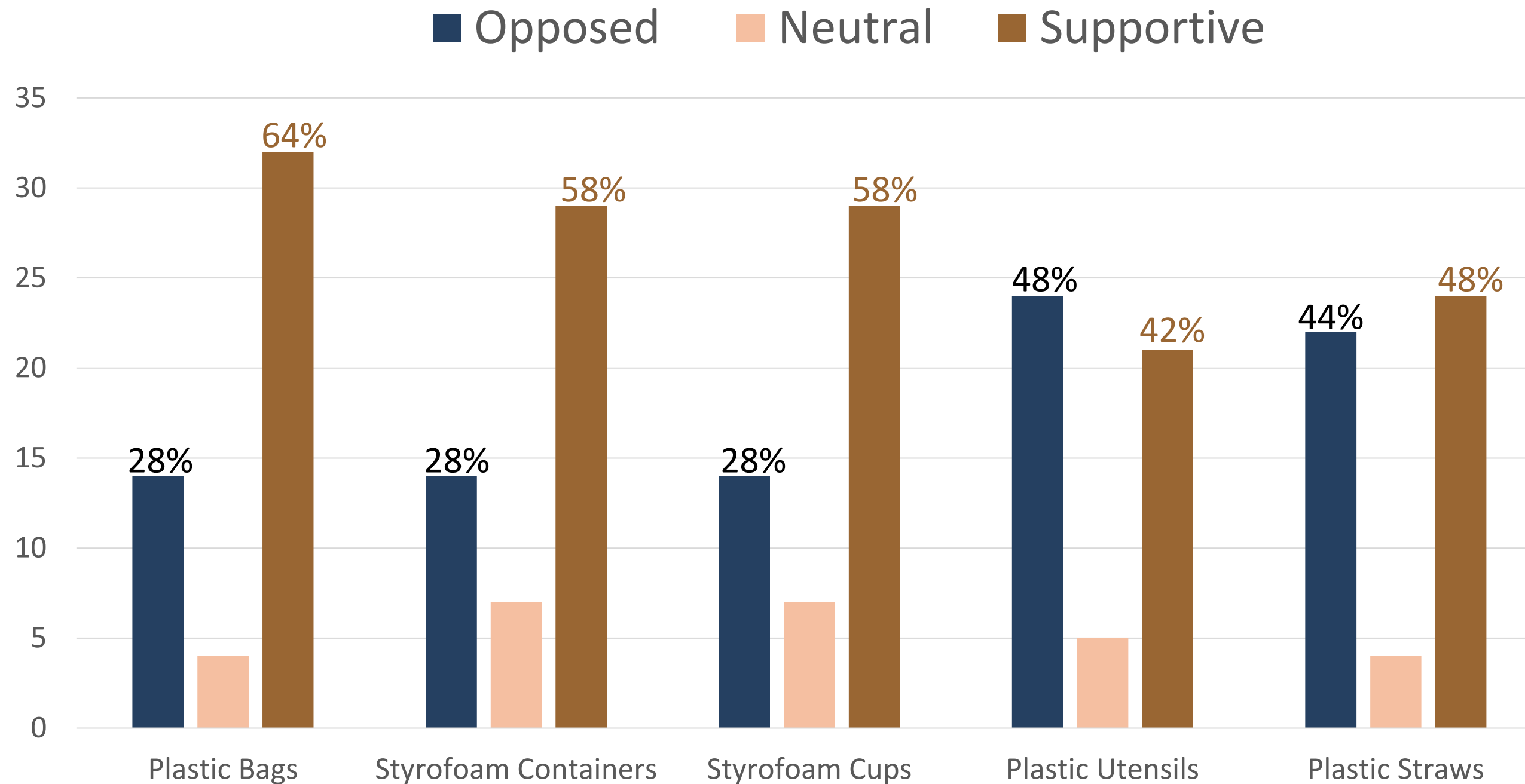


“The fact that aggressive recycling and bans on plastic and Styrofoam is not in place is appalling. We can do better!”
– HHI Business Participant

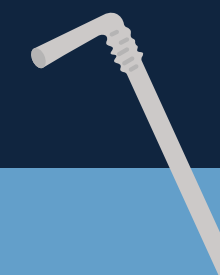
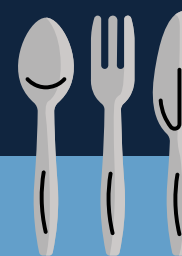
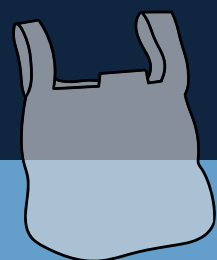


Port Royal & Beaufort Businesses Support Single-Use Plastic Regulation

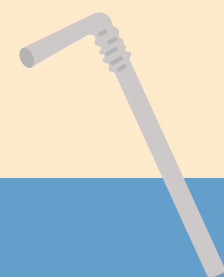
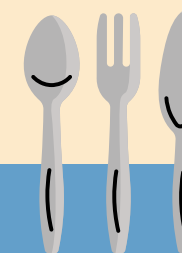
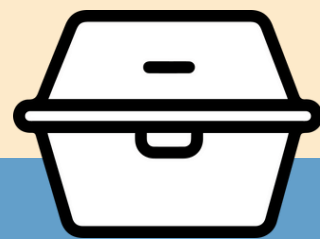
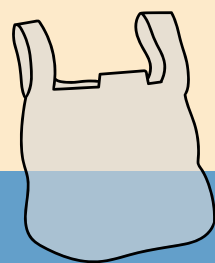
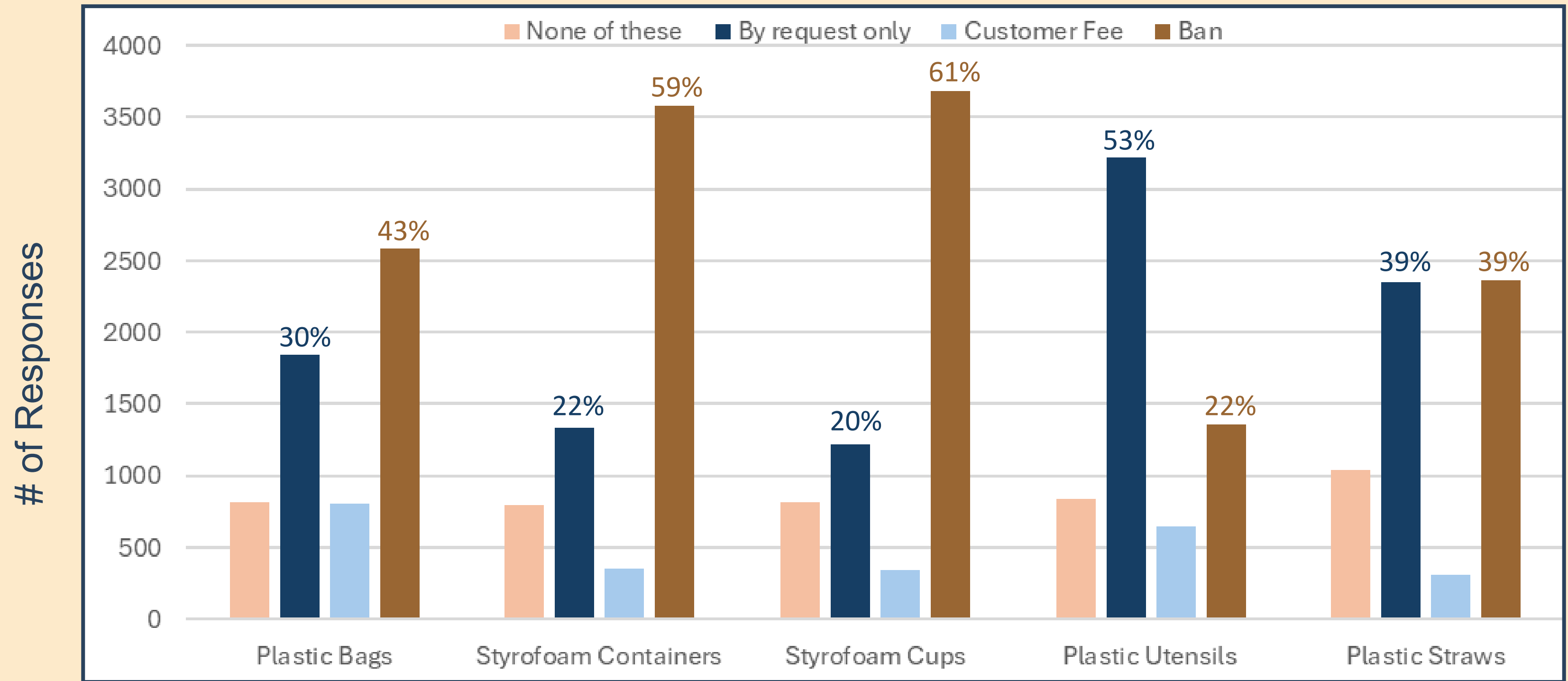
of Responses



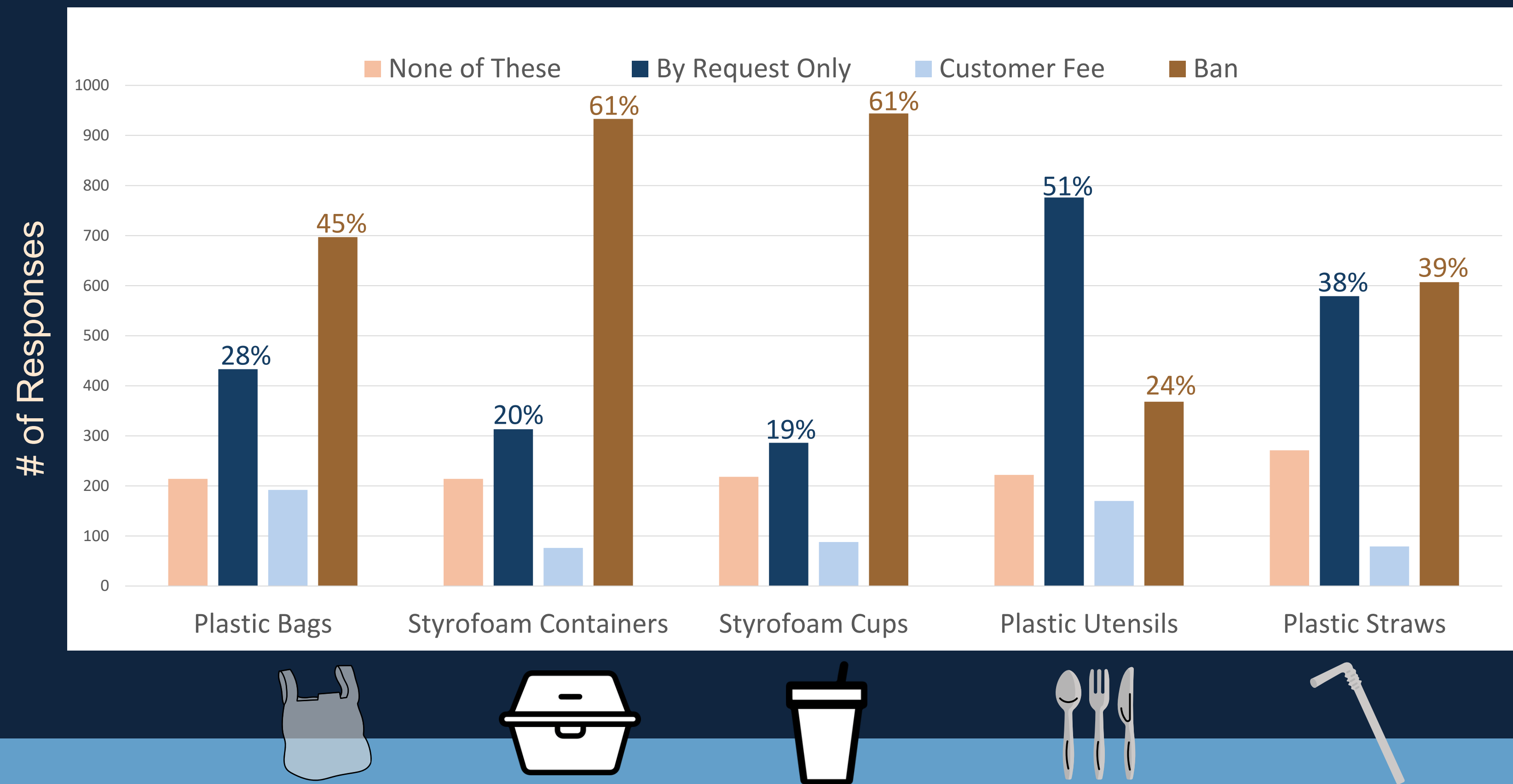
“Limiting and abolishing plastic pollution is extremely important..it must be done.”
– Port Royal Island Area Business



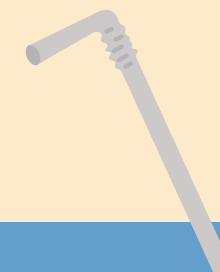
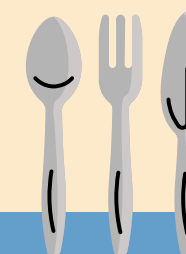
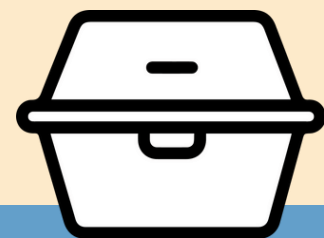
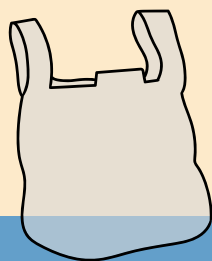
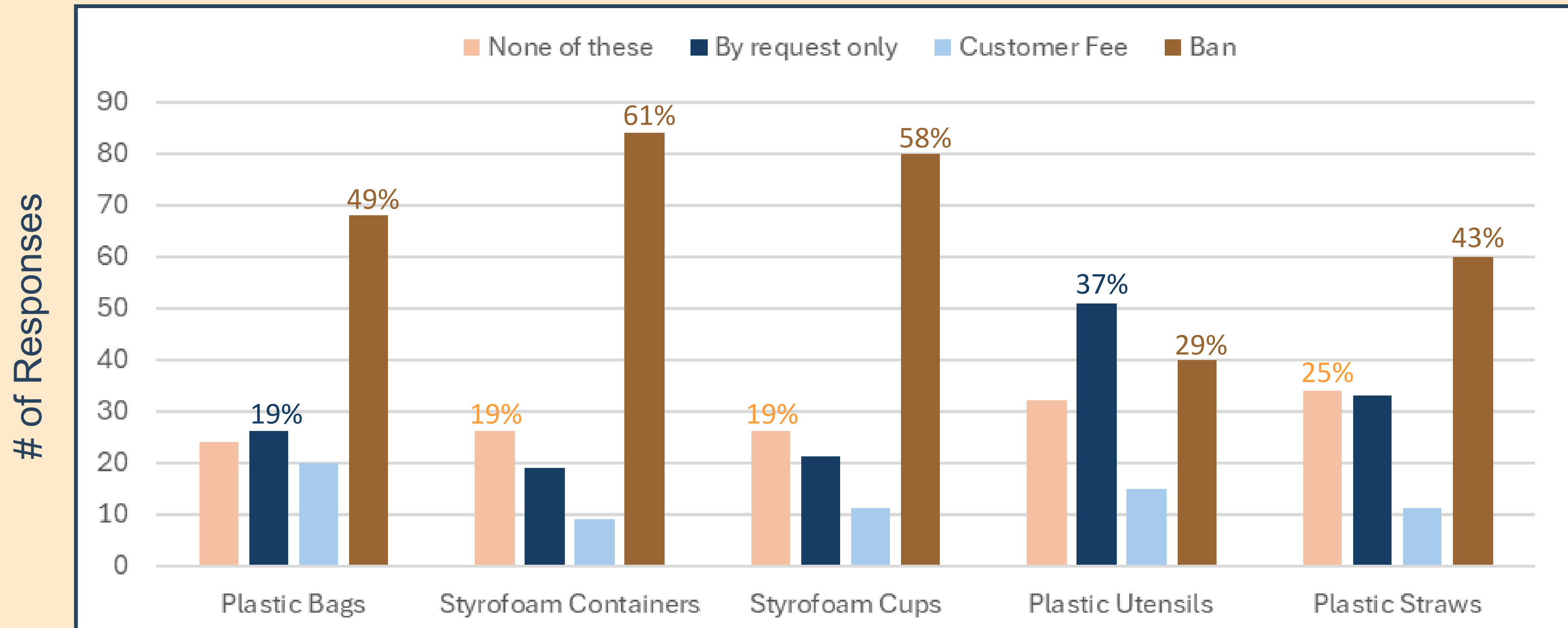
Our Residents Prefer ...



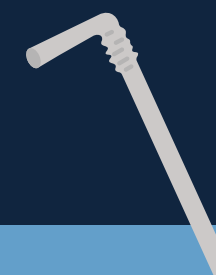
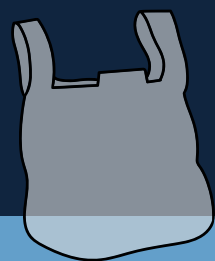
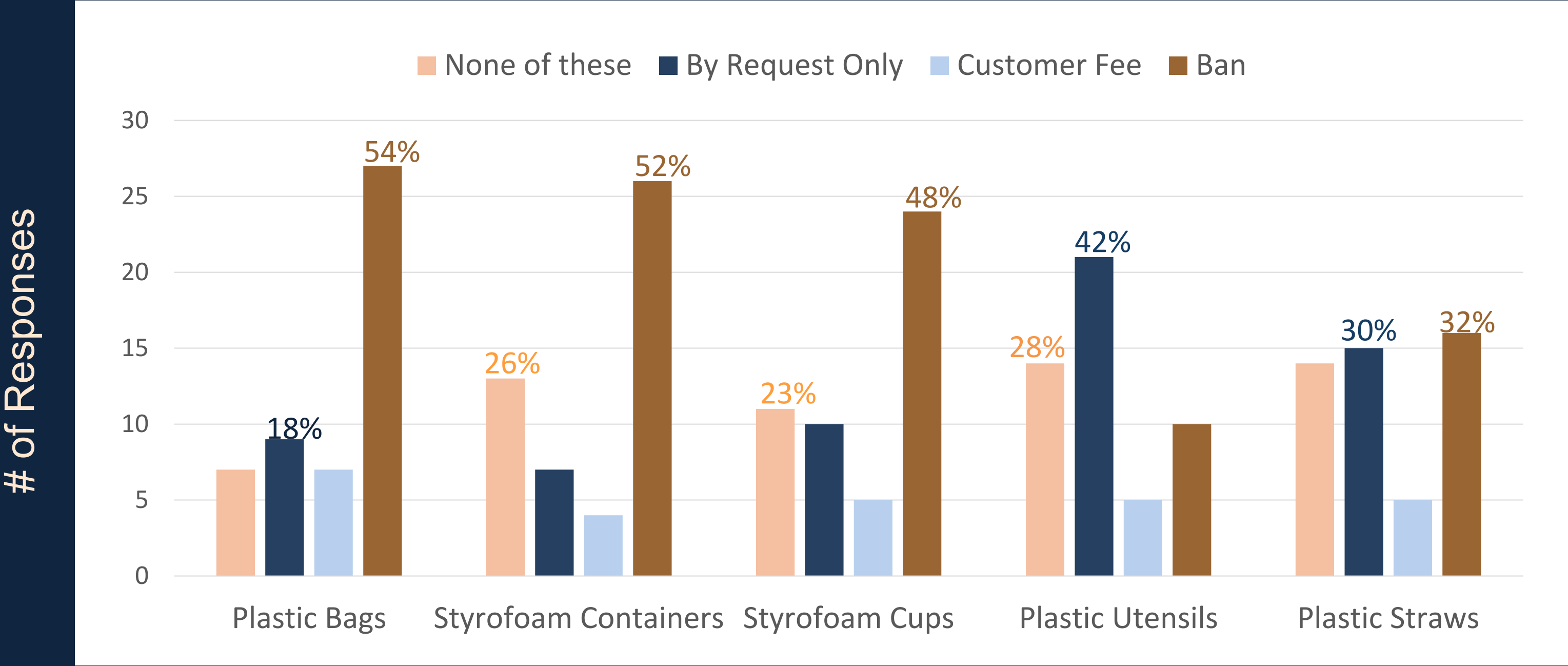
Port Royal & Beaufort Residents Prefer ...



...And so do our businesses.



Port Royal and Beaufort Business Preferences



Broad local efforts

What's managed where in Charleston Area

	 Banned	 Single-use plastic bags	 Extra thick plastic bags	 Straws	 Disposable cutlery	 Plastic foam
	 Not banned or no regulation in place					
City of Charleston					ON REQUEST	
Isle of Palms						
Mount Pleasant						
James Island					ON REQUEST	
Seabrook Island						
Kiawah Island						
Folly Beach					ON REQUEST	
Charleston County						
Edisto Island						
Sullivan's Island						

BRANDON LOCKETT AND TOBY COX/STAFF

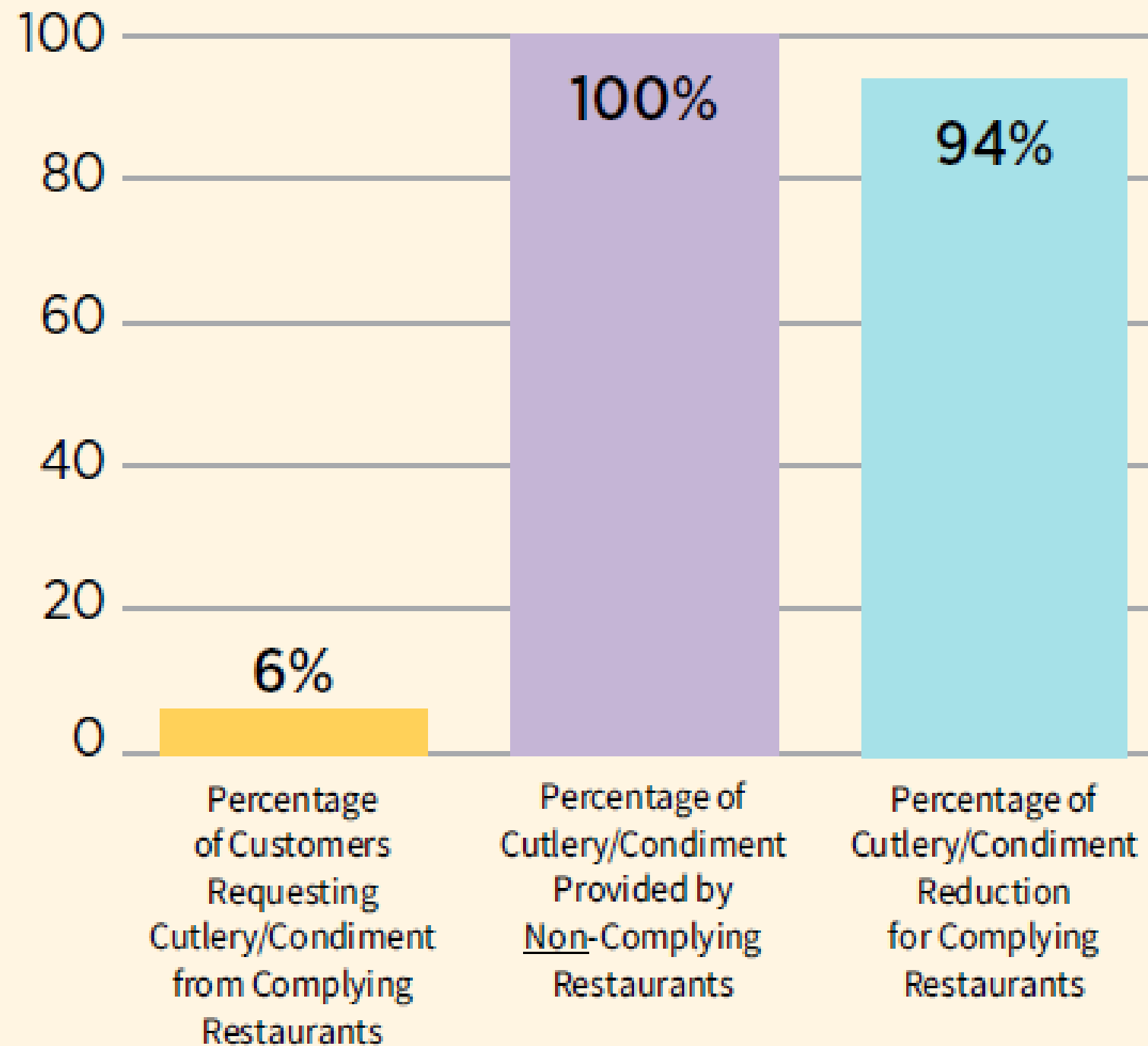
[Source.](#)

2025 Eco Tableware Costs are Very Competitive with Plastic - Only Pennies More

Eco tableware prices in 2025 vary based on **material type, design complexity, order volume, certification requirements, and region of purchase**. While the **per-unit price** for compostable products is still slightly higher than traditional plastics, the gap is narrowing due to **scaling, innovation, and policy-driven adoption**.

Product Type	Plastic Material	Traditional Plastic (per unit)	DIFFERENCE	EcoTableware (per unit)	Material
Cold Cup - 16oz	Plastic	\$0.07	\$0.05	\$0.12	Compostable plastic
Hot Cup - 12oz	Styrofoam	\$0.12	\$0.02	\$0.14	Compostable paper
Knives	Plastic	\$0.04	\$0.01	\$0.05	Compostable plastic
Spoons	Plastic	\$0.04	\$0.00	\$0.04	Compostable plastic
Forks	Plastic	\$0.04	\$0.00	\$0.04	Compostable plastic
Cutlery pack	Plastic	\$0.16	\$0.02	\$0.18	Compostable with biopolymer
Straw - wrapped	Plastic	\$0.01	\$0.01	\$0.02	Compostable
6x6 take out container	Styrofoam	\$0.06	\$0.06	\$0.12	Compostable Bagasse
9x9 take out container	Styrofoam	\$0.19	\$0.08	\$0.27	Compostable Bamboo

By Request Only Reduces Costs



**1,578,769
pieces**

of toxic plastic cutlery
(over 10,000 lbs)
annually reduced
from the waste stream
as a result of 16
compliant restaurants
in Red Bank

**94%
reduction**

in single-use cutlery
and condiments for
all businesses
following Skip the
Stuff, equating to
money saved

Red Bank, NJ (2024) [Source.](#)

recommendations

Eliminate & Replace



By Request Only

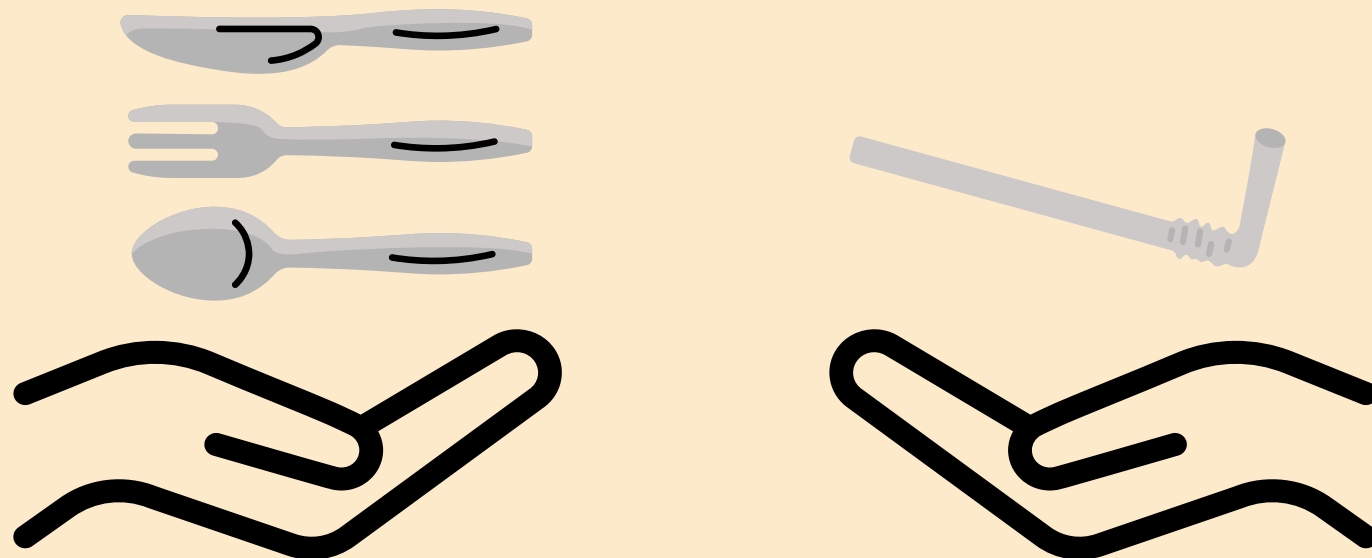


Photo by Courtney Kimmel



Photos by Juliana Zadik

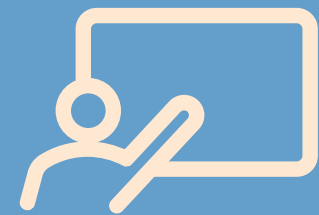
next steps



Finish Analysis



Bring back final results



Update 2018 Partners



Develop amendment language.



Create Implementation Plan

Sources

Beaufort County Single Use Plastics Survey Results – Final Report (April 2025):

<http://bit.ly/48S2ACq>

Slide 2: <https://des.sc.gov/sites/des/files/Documents/BLWM/Recycling/OR-2660.pdf>

Slide 3: <https://beaufortcountysc.new.swagit.com/videos/343802>
<https://www.islandpacket.com/news/local/news-columns-blogs/untamed-lowcountry/article250465186.html>
<https://www.islandpacket.com/news/local/article247286479.html>

Slide 4: <https://scholarcommons.sc.edu/cgi/viewcontent.cgi?article=1266&context=jscas>
<https://www.sciencedirect.com/science/article/pii/S0048969723036227>
<https://repository.library.cofc.edu/items/9677ba1f-c49a-4a46-9a2b-c51ab0b9c7b3>
<https://www.sciencedirect.com/science/article/abs/pii/S0025326X25007544?via%3Dihub>

Slide 5: <https://pubs.acs.org/doi/10.1021/envhealth.3c00052>
<https://link.springer.com/article/10.1007/s10311-023-01593-3>
<https://www.nejm.org/doi/full/10.1056/NEJMoa2309822>

Slide 17: https://www.postandcourier.com/rising-waters/extra-thick-plastic-bag-ban-charleston-microplastics-environment/article_7f89d7ec-242c-11ef-99ef-eb31f40d66dd.html

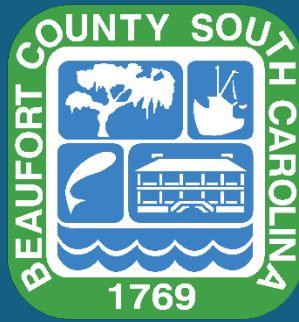
Slide 18: Pricing Chart - [ULINE](#) [US Foods](#) [World Centric](#) [Paper Plus Packaging](#) Blurb – [Bio Leader Pack](#)

Slide 19: https://cleanwater.org/sites/default/files/2025-04/CS_STS_Red_Bank_03.06.25a.pdf



questions?

Photo by Juliana Zadik



Single-Use Plastics Survey Results

April 2025

Table of Contents

Executive Summary	pg 1
Survey Results	pg 2
Summary	pg 11
Appendix – Additional Graphs	pg 12
Appendix – Resident (Consumer) Survey	pg 14
Appendix – Business Survey	pg 17

Executive Summary

In May 2024, County Council asked staff to explore whether Beaufort County should improve and expand its 2018 Plastic Bag Ordinance. To guide this work, an ad-hoc committee of experts and community partners—including Keep Beaufort County Beautiful, the Coastal Conservation League, the Port Royal Sound Foundation, and multiple County departments, Planning & Zoning, Stormwater, Solid Waste and Recycling, and Communications and Accountability—was formed.

The committee designed two surveys (see *Appendix*) to test community and business support for regulating five common single-use plastics: thick plastic bags, Styrofoam take-out containers, Styrofoam cups, plastic utensils, and plastic straws. The surveys ran from January to April 2025 and during that time, the committee launched a countywide outreach campaign with media coverage, social media posts, chamber and business association partnerships, and door-to-door engagement in business districts. This effort produced 6,200 responses (6,062 residents and 138 businesses).

Results show strong public appetite for action:

- **Ban:** thick plastic bags, Styrofoam take-out containers, Styrofoam cups
- **By request only:** plastic utensils, plastic straws

The findings send a clear message—residents and businesses support reducing single-use plastics, with tailored strategies depending on the item.

Survey Results

Participation and Representation

Survey responses were well distributed across Beaufort County, suggesting the results reflect a region-wide perspective.

- **6,062 Residents (Figure 1):** One-third of responses came from Hilton Head/Daufuskie, one-third from Bluffton/Okatie, and one-third from communities north of the Broad River (Beaufort, Port Royal, Lady's Island, and surrounding areas).
- **138 Businesses (Figure 2):** Roughly two-thirds of responses came from south of the Broad and one-third from the north, generally mirroring county population trends.

Figure 2. Resident Survey Participants by Region

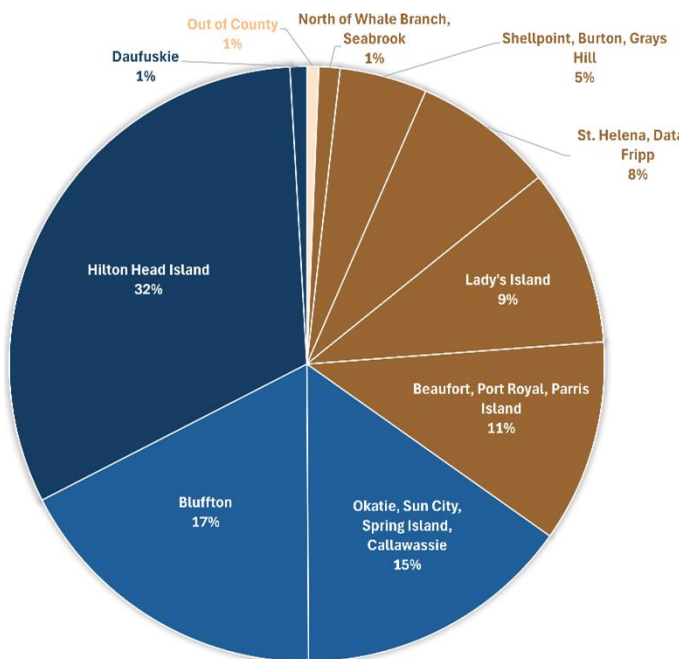
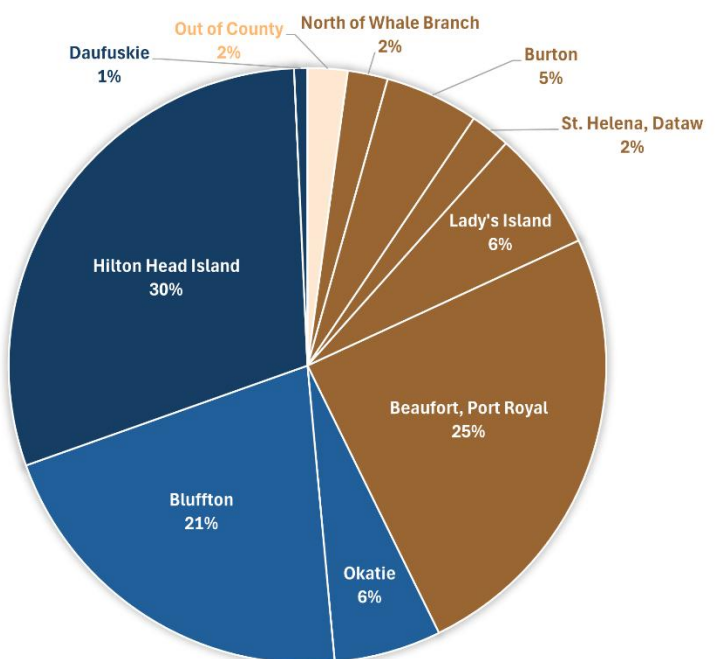


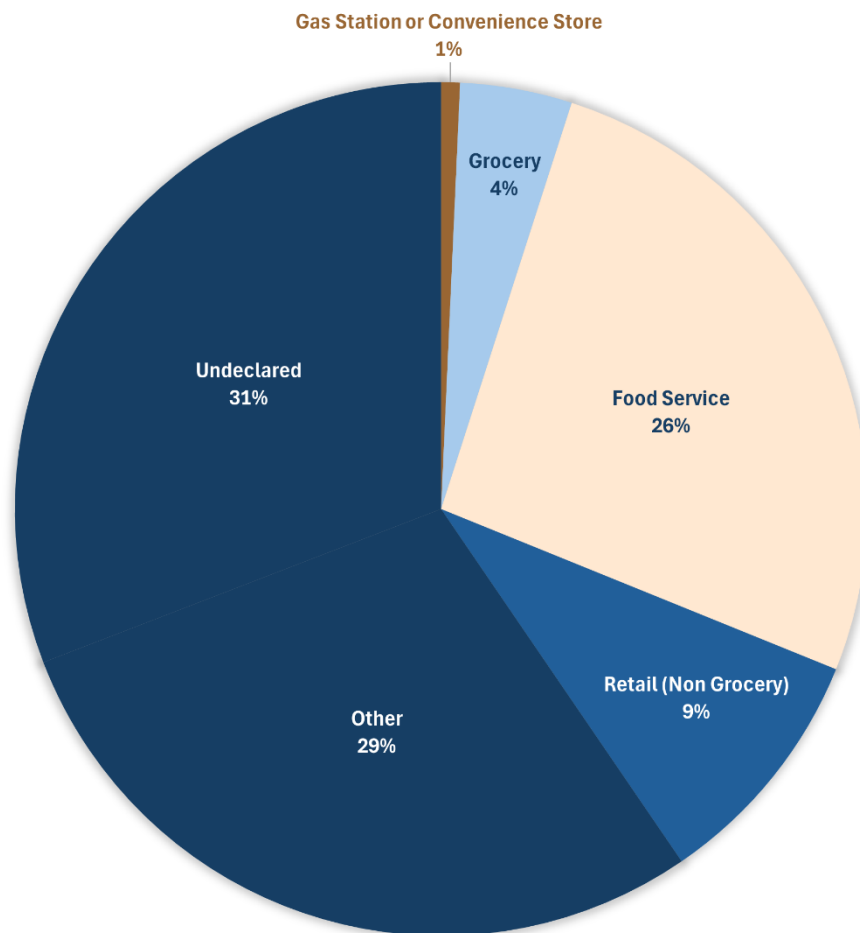
Figure 1. Business Survey Participants by Region



Business Participation

To better understand how impacts might differ across industries, a question identifying business type was added one month after launch. Of the 138 business participants, 69% reported their type: food service, grocery, gas/convenience, retail, or other. The remaining 31% did not specify and are grouped as “Undeclared”. (**Figure 3**).

Figure 3. Business Survey Participants by Type



Support for Regulating Single-Use Plastics

Both residents and businesses were asked about support for a complete ban on the five single-use plastics: thick plastic bags, Styrofoam containers, Styrofoam cups, plastic utensils, and plastic straws.

Figure 4. “How supportive are you of a *COMPLETE BAN* on the following plastic items?”

Figure 5. “How supportive would your business be for a *COMPLETE BAN* on the following plastic items?”

Participants could select from one of five options for each item: 1) Strong Support, 2) Moderate Support, 3) Neutral, 4) Moderate Opposition, and 5) Strong Opposition.

Results show:

- **Strongest support:** Styrofoam containers and cups. Residents supported bans by a 5:1 margin; businesses by a 3:1 margin.
- **Substantial support:** Plastic bags. Residents supported bans by a 4:1 margin; businesses by a 2:1 margin.
- **Mixed views:** Plastic utensils and straws. Residents favored bans roughly 2:1, but businesses were nearly evenly divided.

Figure 4. Residents' level of support for a complete ban on each of the single-use plastics.

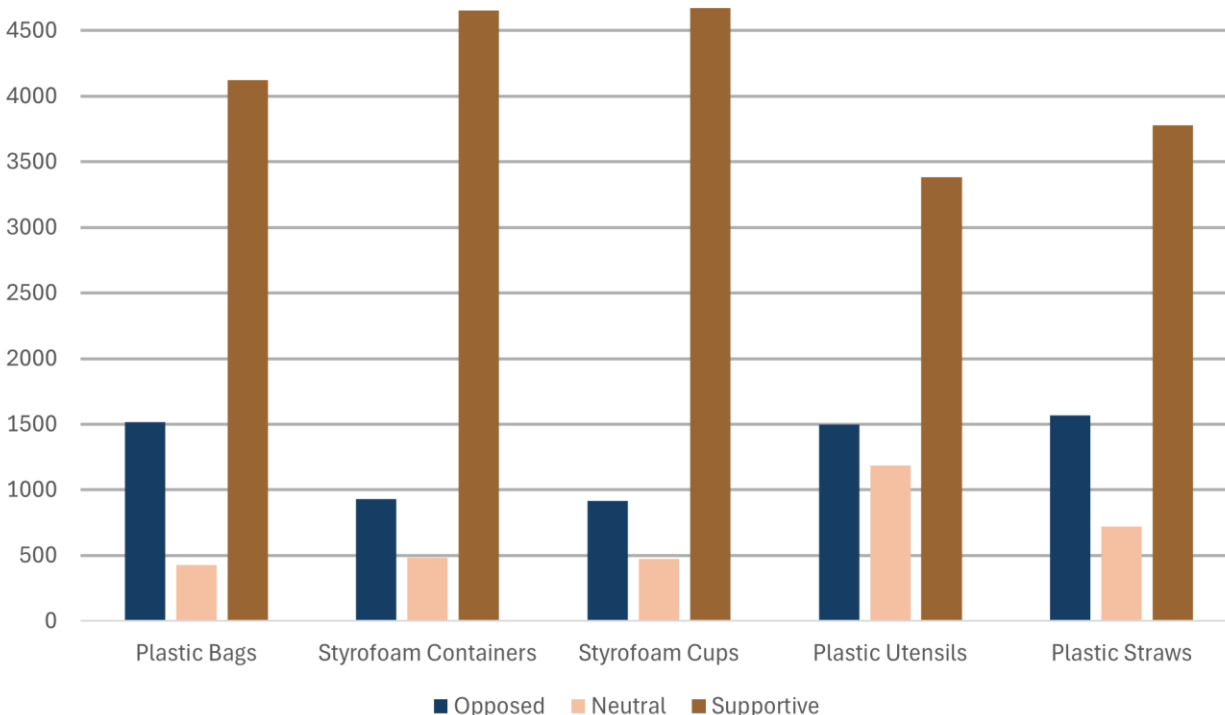
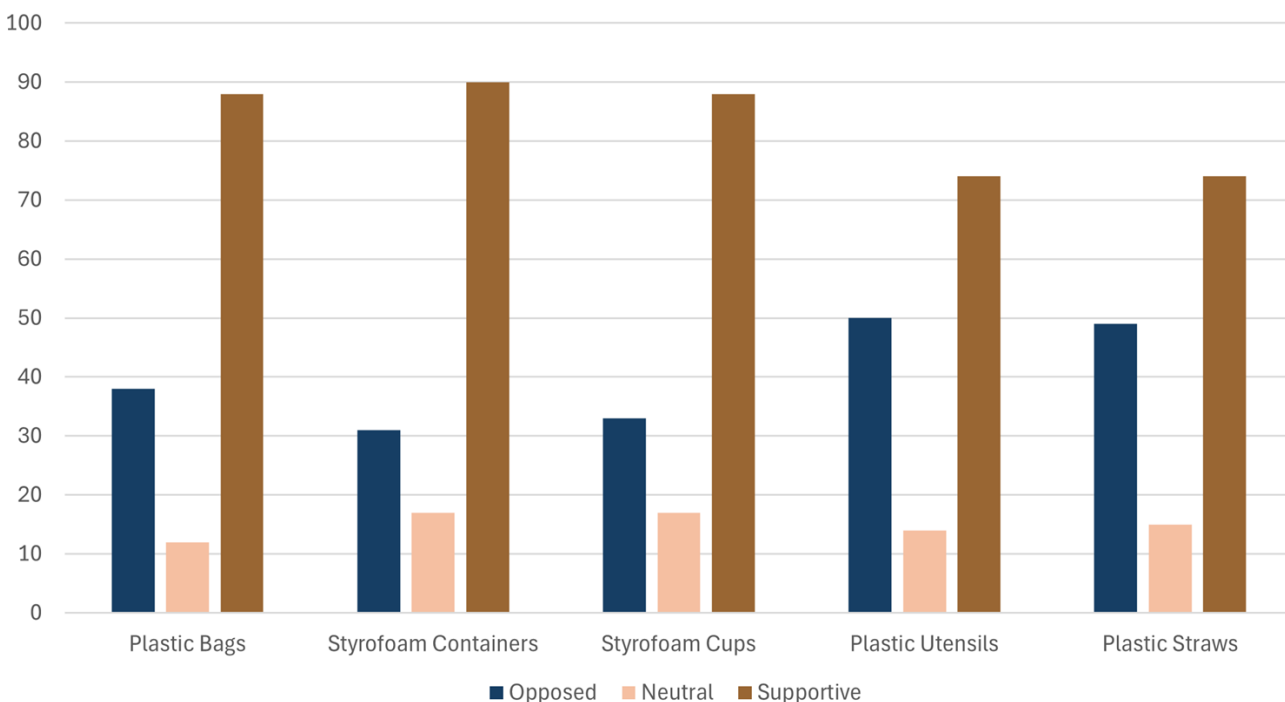


Figure 5. Businesses' level of support for a complete ban on each of the single-use plastics.



See appendix for breakdown of support/opposition responses.

Preferred Regulatory Strategies

Participants were then asked to choose the most effective approach for regulating single-use plastics—ban, customer fee, by request only, or no action.

Figures 6 and 7. “Which approach do you think would be most effective for reducing these non-biodegradable items from Beaufort County’s landfill and environment?”

- A **ban** legislatively outlaws these items.
- A **customer fee** charges customers a fee to receive these items.
- **By request only** means these items would only be provided if a customer requests them.”

Participants provided one preferred regulatory action for each of the single-use plastics from the following four options: 1) ban, 2) customer fee, 3) by request only, and 4) none of these.

Results show:

- **Bans:** Strongly preferred for plastic bags, Styrofoam containers, and Styrofoam cups.

- **By request only:** Preferred for utensils and straws. Residents and businesses leaned toward this option for utensils, but residents were split between by request only and bans for straws, where businesses favored bans.
- **Customer fees/no action:** Consistently the least supported strategies.

Figure 7. Resident recommendations for regulatory actions.

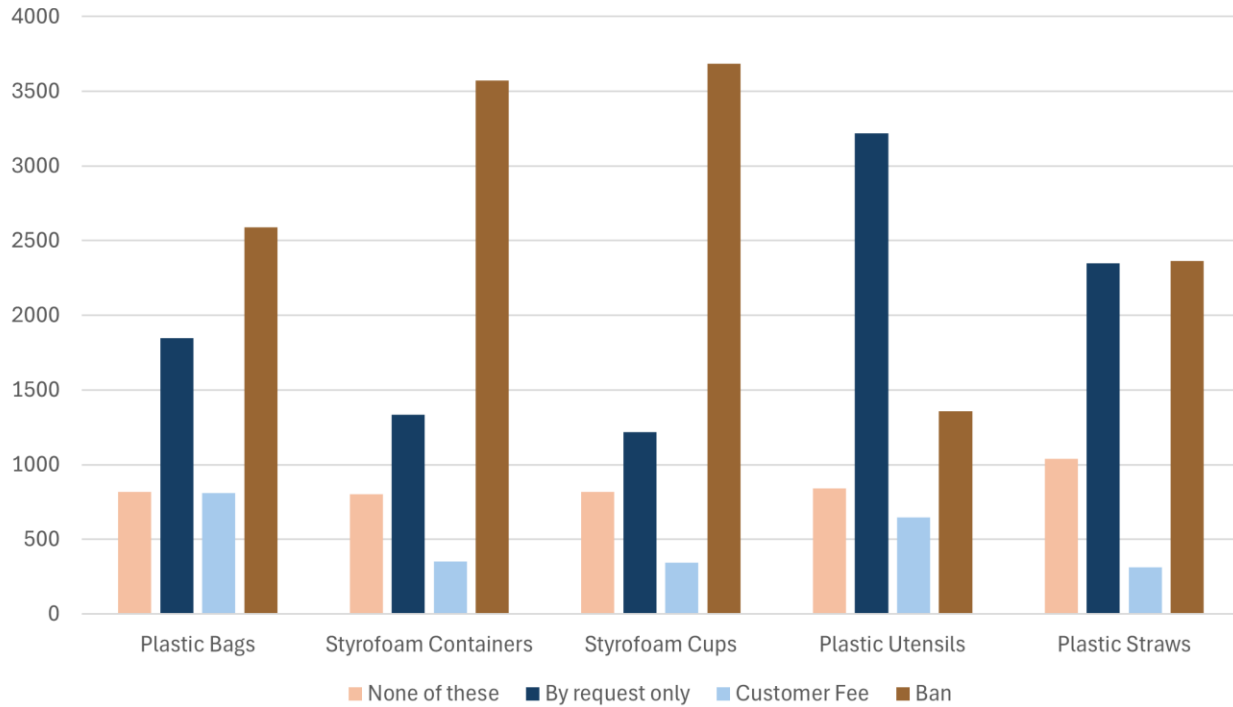
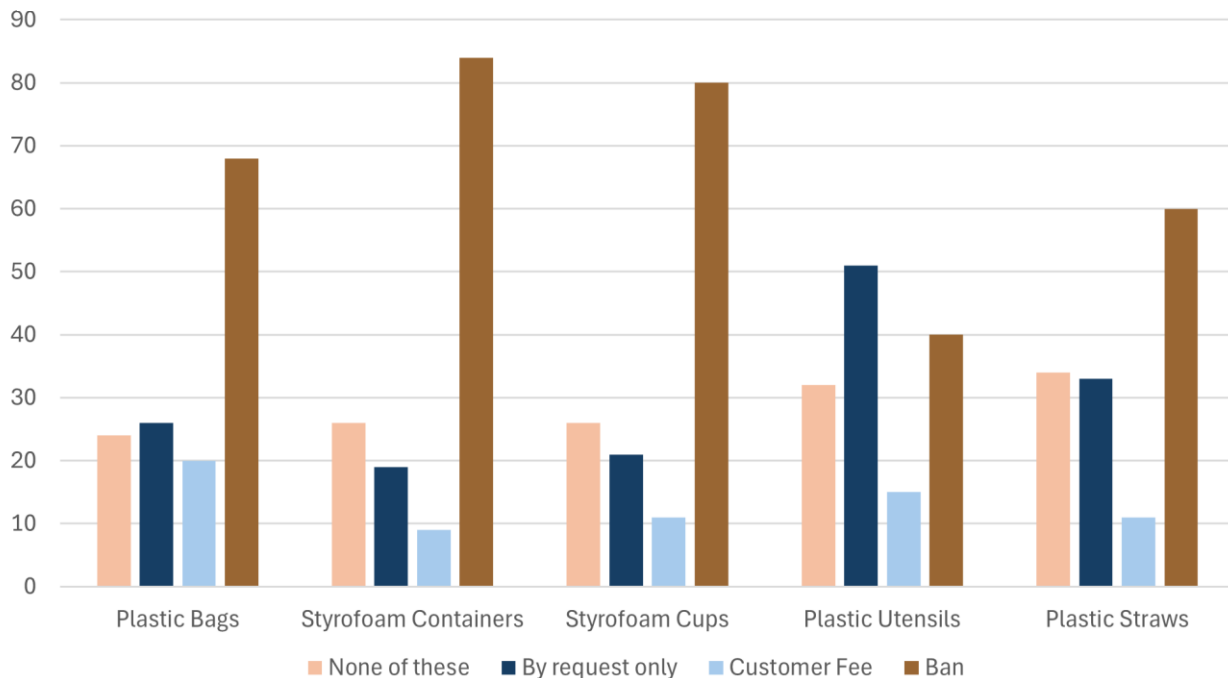


Figure 6. Business recommendations for regulatory actions.



Food-Related Business Responses

Given that food-related businesses will be most affected, their responses were analyzed separately (**Figures 8 and 9**). Food-related businesses represent Gas Station/Convenience, Grocery, and Food Service businesses. Of the 138 business responses, 44 (31%) were food-related.

- Food-related businesses supported bans on plastic bags and Styrofoam products at levels similar to the general business community.
- Opinions diverged on utensils and straws. Food-related business respondents were nearly evenly split between bans and opposition, with more resistance to banning these items compared to survey participants overall.
- Food-related businesses supported regulatory action similarly to survey participants for plastic bags and Styrofoam products, but were nearly evenly split between bans and by request only for plastic utensils, and bans, no action, and by request only for straws.

Figure 8. Food-related businesses' level of support for a complete ban on each of the single-use plastics.

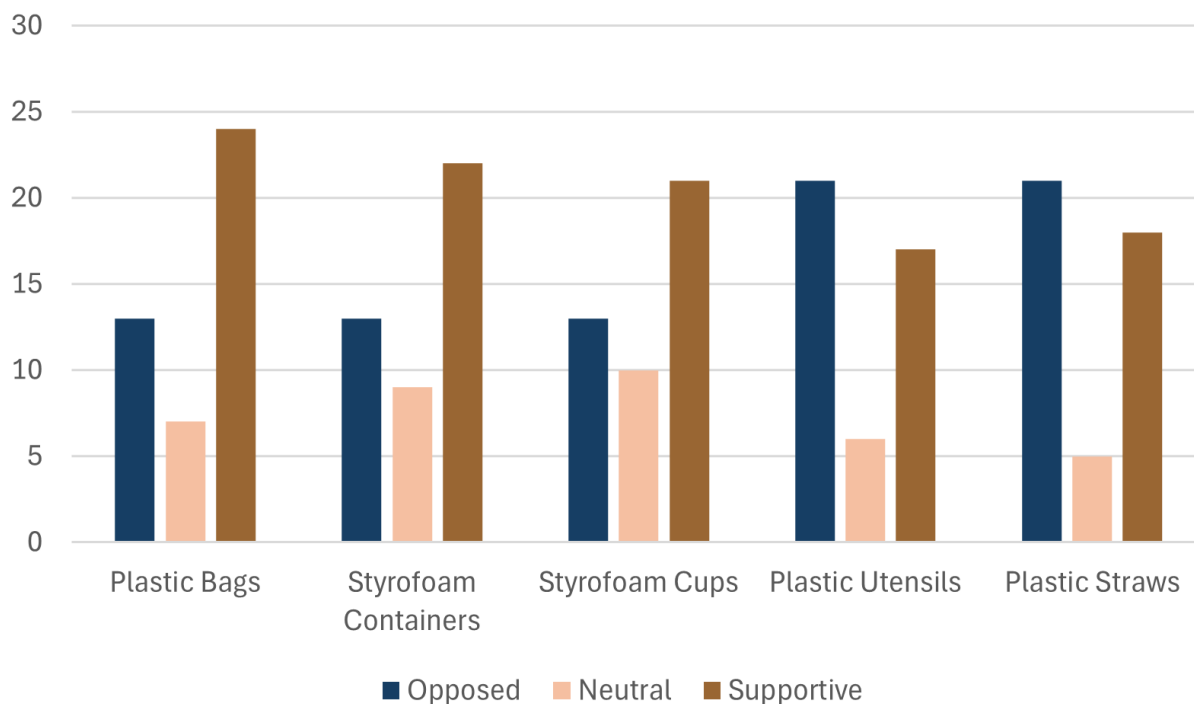
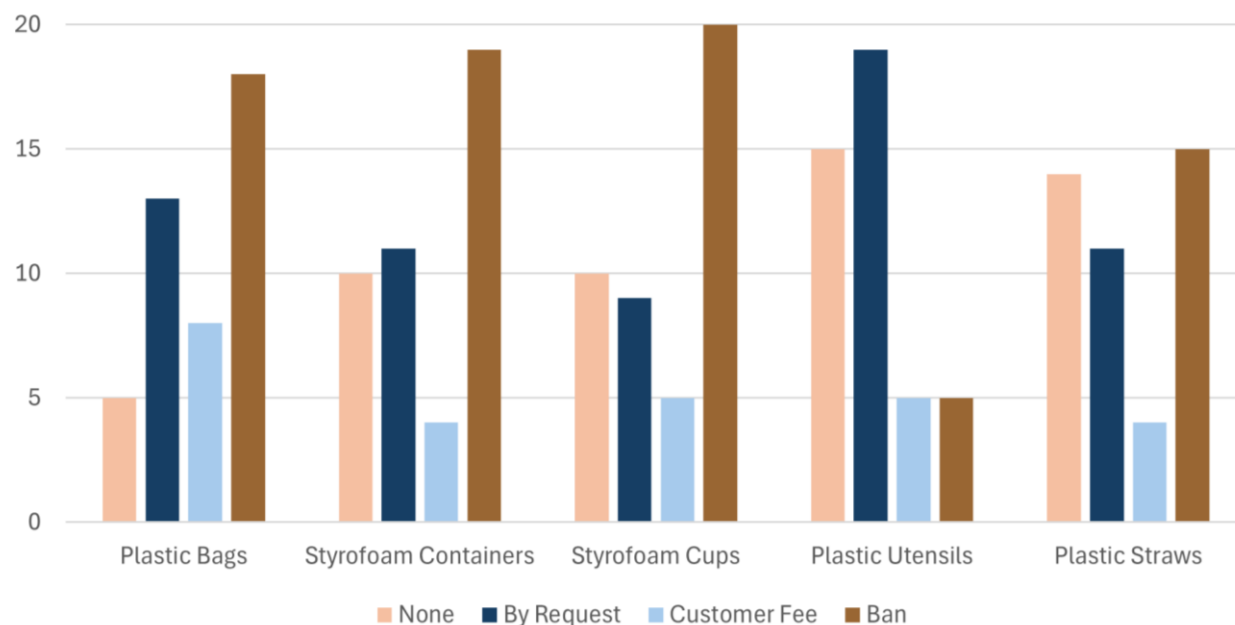


Figure 9. Food-related businesses' recommendations for regulatory actions.



Current Use of Single-Use Plastics

Survey questions also assessed how frequently these items are distributed or received.

Figure 10. Residents were asked “*How often do you receive the following items from food service businesses in Beaufort County?*” Participants could select from one of five options: 1) Always, 2) Often, 3) Sometimes, 4) Rarely, and 5) Never.

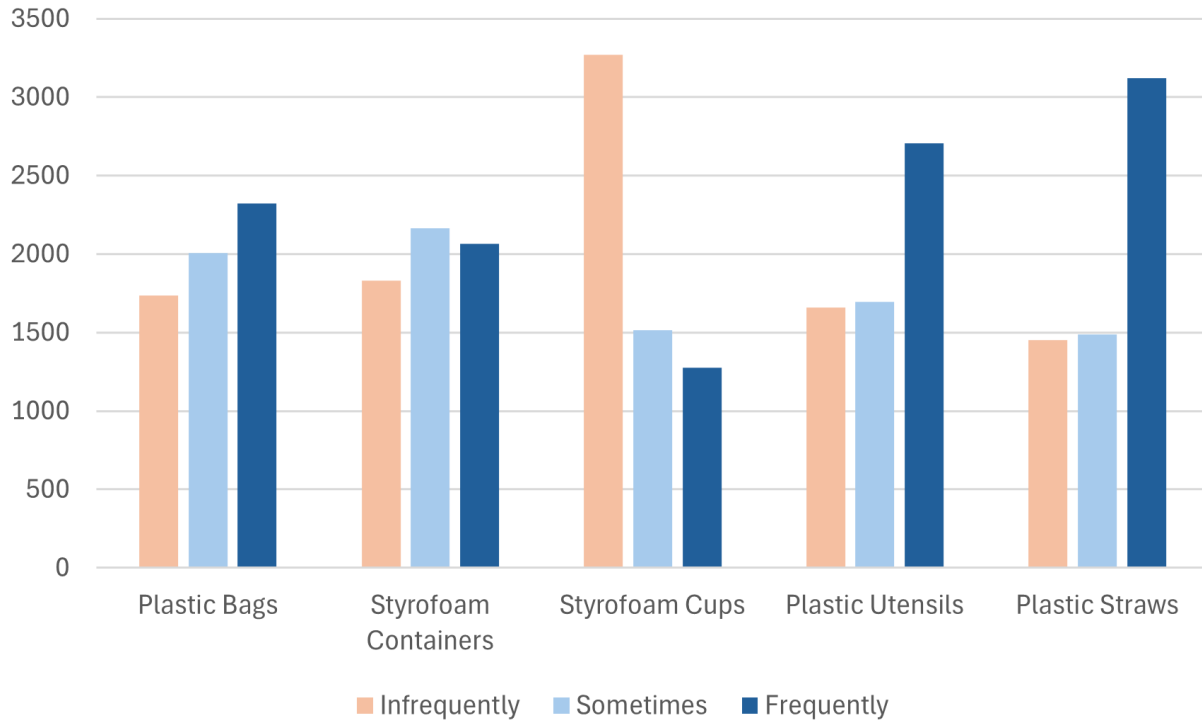
Figures 11 and 12. Businesses were asked “*How many of the following plastic items does your business distribute in a typical day?*” Participants could select from one of the following four options: 1) None, 2) Less than 150, 3) 150 – 500, and 4) More than 500.

Results show:

- **Residents:** Reported receiving utensils and straws most often, while Styrofoam cups were least common.
- **Businesses:** Confirmed these trends, with many not distributing plastic bags or Styrofoam products at all. In fact, the majority of businesses reported they do not distribute the five items, suggesting limited economic impact from regulation.

- Food-related businesses:** Most frequently provide plastic utensils and straws. Distribution of plastic bags and Styrofoam cups is less frequent but more businesses provide them than don't. Styrofoam cups were evenly split, about as many businesses provide them as don't.

Figure 10. Frequency of receiving single-use plastics for Residents.



See Appendix for breakdown of frequency of receipt.

Figure 11. Daily distribution amounts of single-use plastics for all business participants.

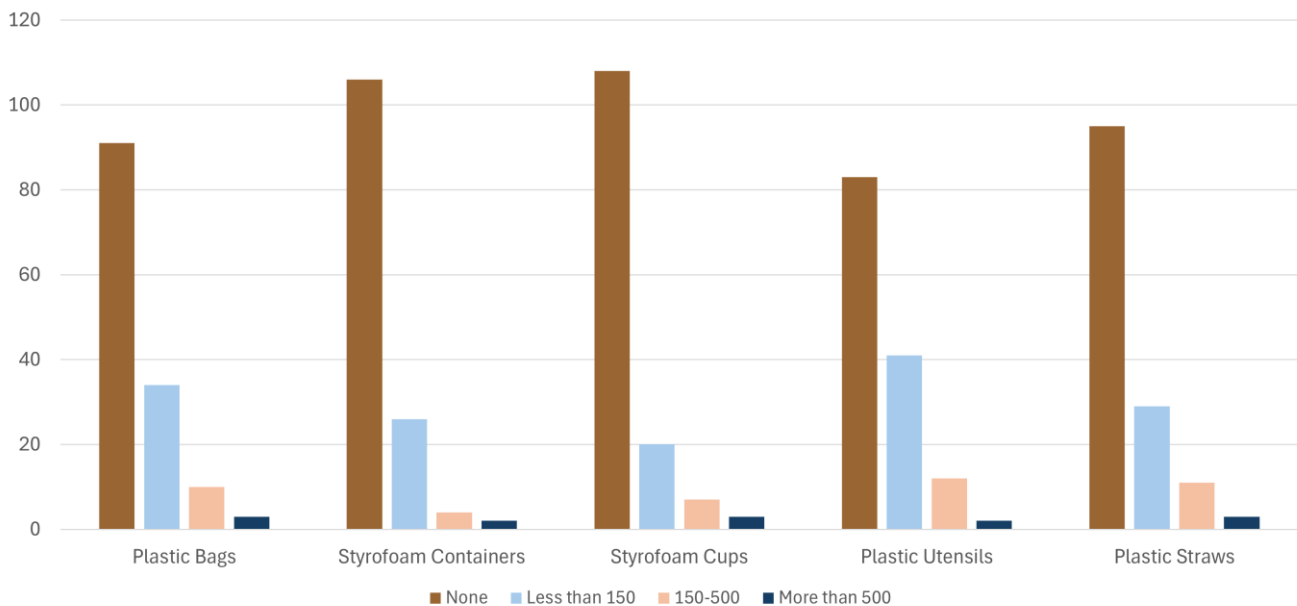
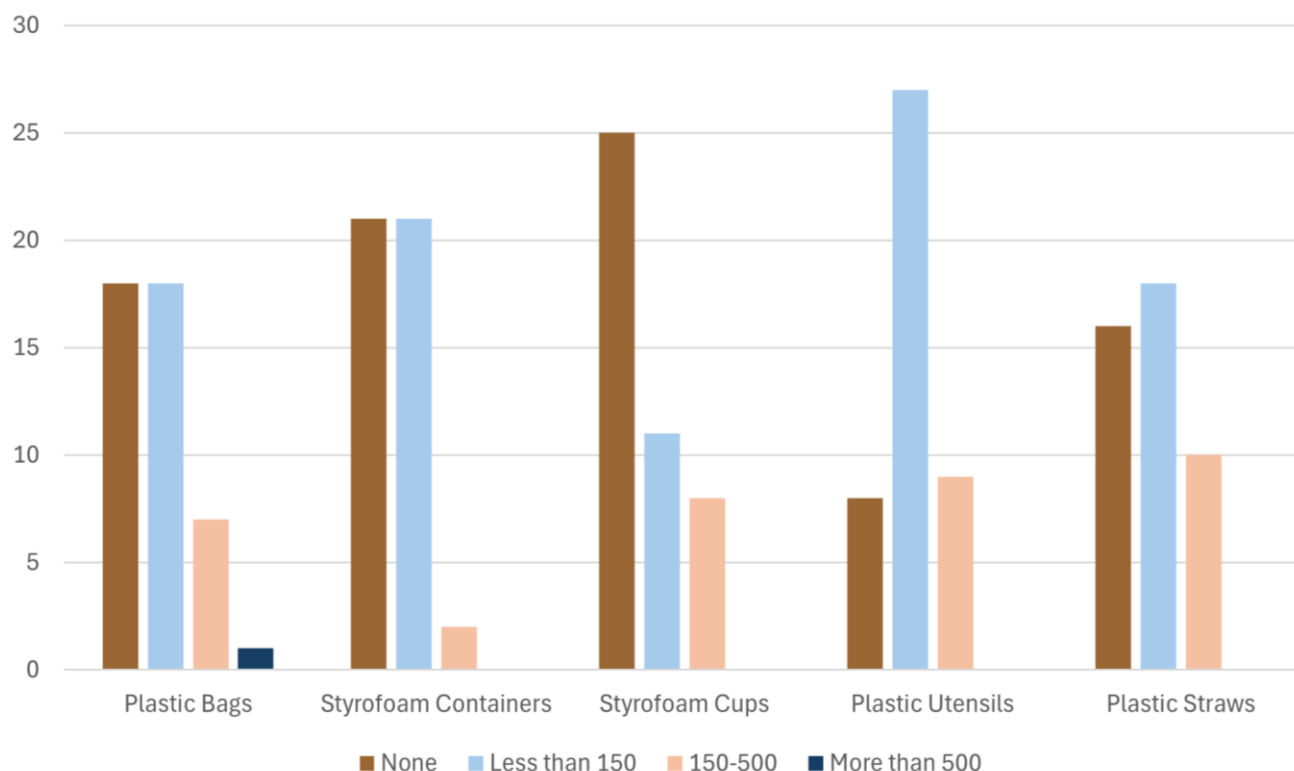


Figure 12. Daily distribution amounts of single-use plastics for food-related businesses.



Disposal and Reuse

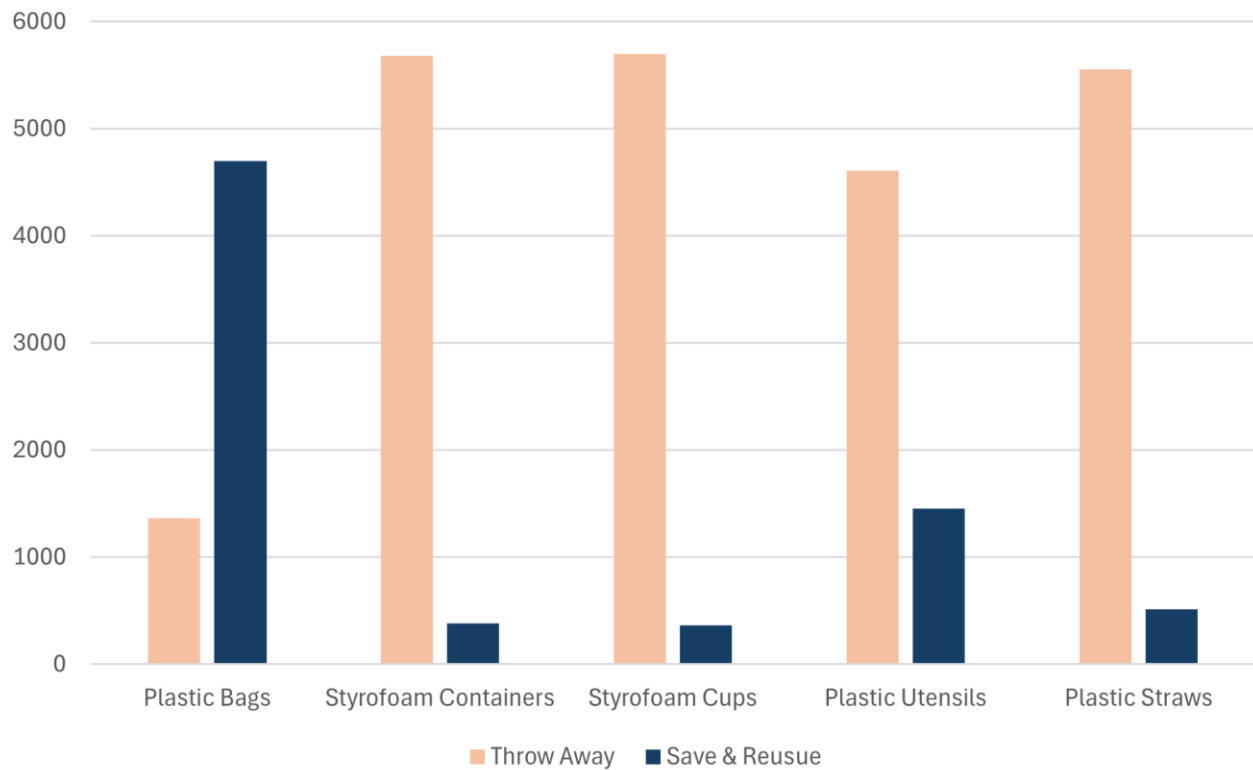
The survey also determined what happens to these items once received by residents.

Figure 13. Residents were asked “*What do you normally do with each of the following items after you get them?*” Participants could select from one of two choices: 1) Throw Away and 2) Save & Reuse. Because none of these items are accepted in the Municipal Solid Waste curbside-recycling system, “Recycle” was not offered as an option. Plastic bags can be recycled, but only at select drop-off locations.

Results indicate:

- **Primarily discarded:** Styrofoam containers and cups, straws, and utensils are overwhelmingly thrown away, with minimal reuse.
- **Some reuse:** Plastic bags are most likely to be saved, typically for a single secondary use (e.g., trash liners), before disposal.

Figure 13. Resident's disposal and reuse of single-use plastics



Summary

Overall, survey results reveal broad public and business support for stronger regulation of single-use plastics. The majority favor **bans on plastic bags and Styrofoam products** and **by-request-only policies for straws and utensils**.

Appendix – Additional breakdown of results.

Figure 15. Breakdown of Resident levels of support or opposition.

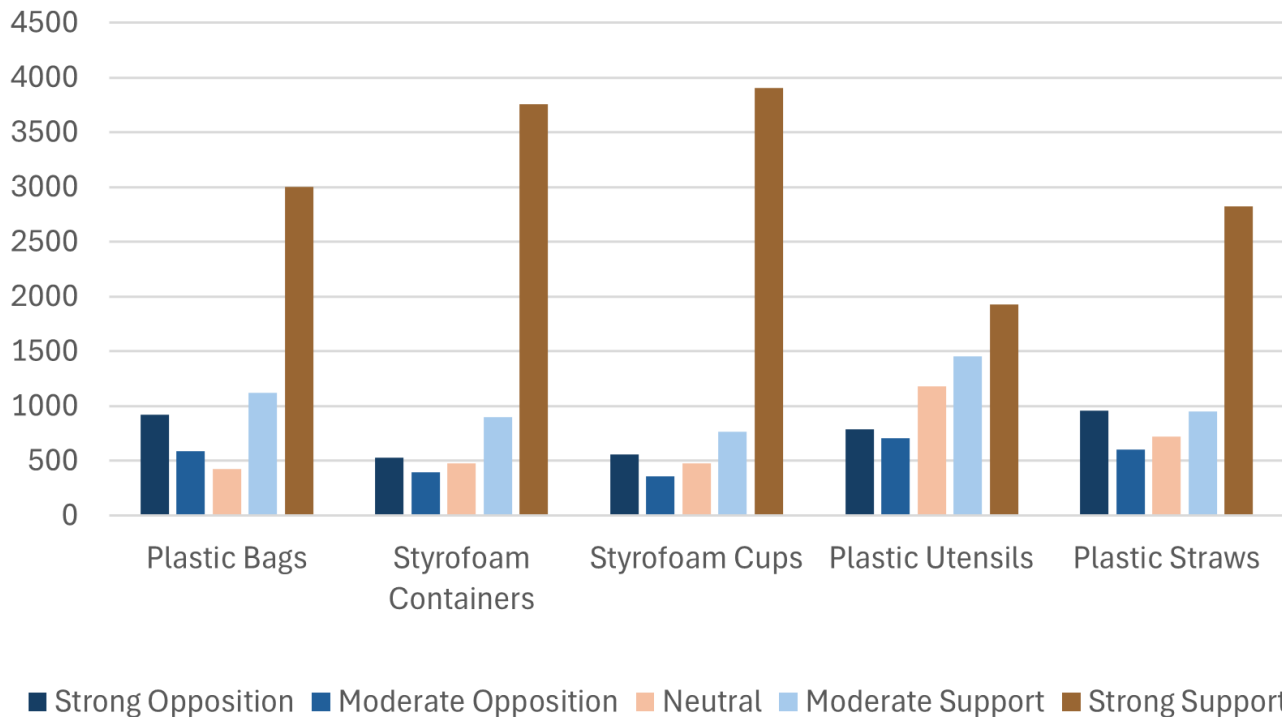


Figure 14. Breakdown of Business levels of support or opposition.

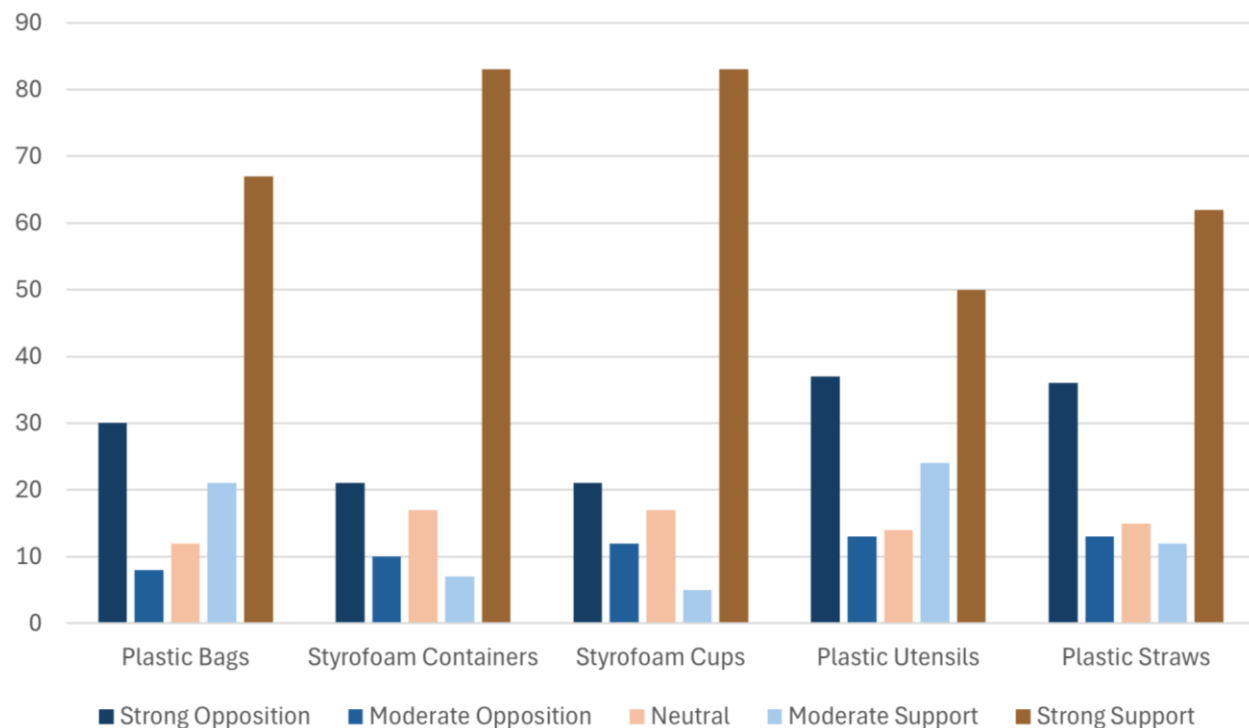


Figure 17. Breakdown of Food-related business levels of support or opposition.

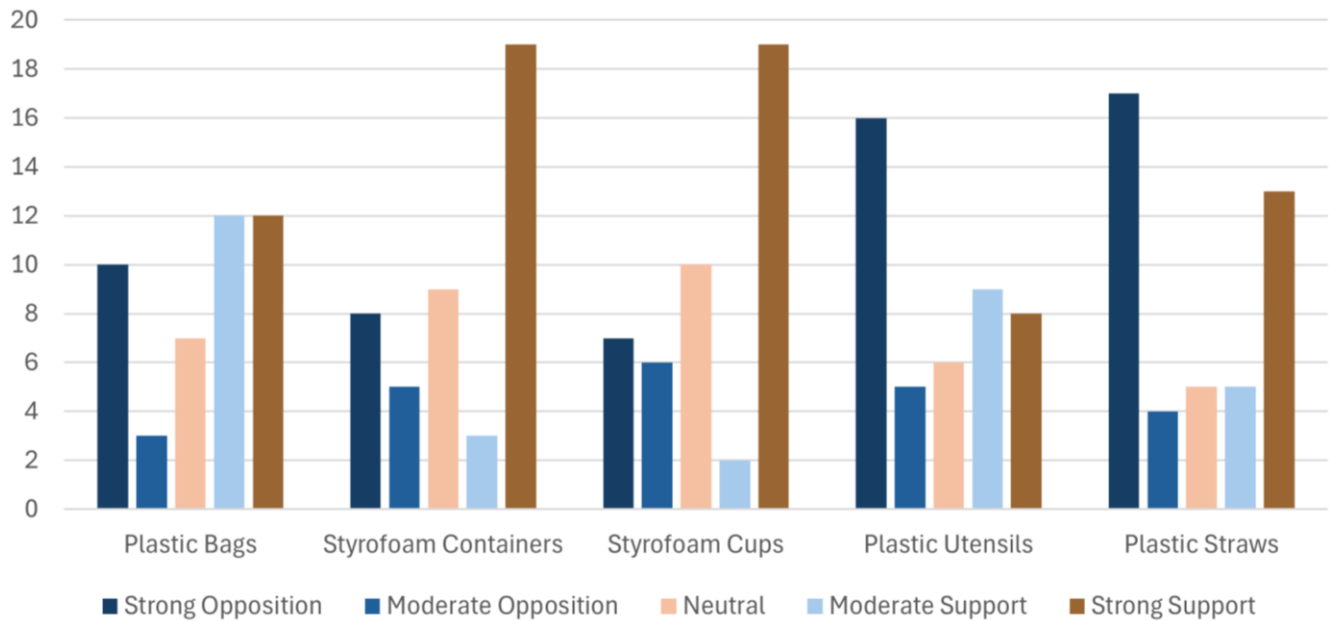
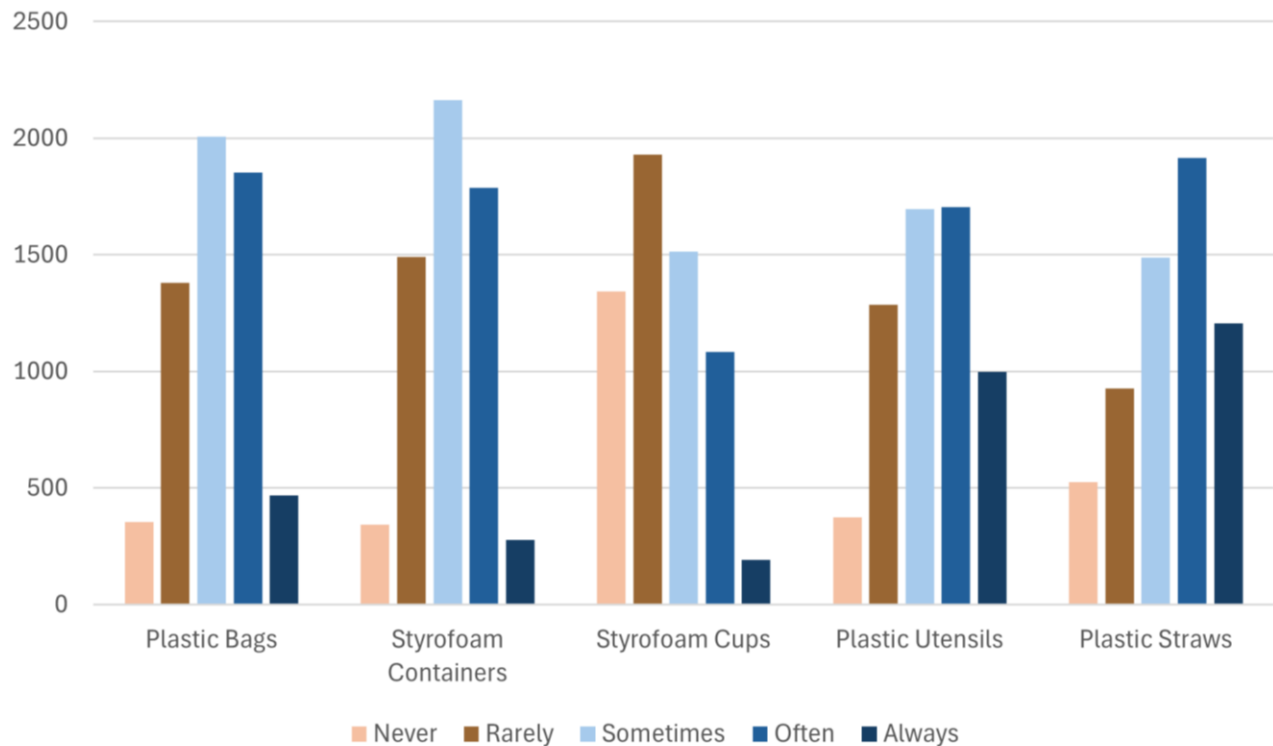


Figure 16. Breakdown of frequency of receiving single-use plastics for Residents.



Plastic Reduction Survey for Consumers

In 2018, Beaufort County passed an ordinance that limits the use of thin, plastic, single-use bags. Since then, there has been an increase in the use of non-biodegradable items such as heavier plastic bags, plastic utensils and straws, and styrofoam cups and carry-out containers, which pose significant long-term threats to our environment. The County is evaluating the issue and considering ways to alleviate the negative impact on our community. The following survey will help us make an informed decision for the future of Beaufort County, its businesses and residents.

1. How often do you receive the following items from food service businesses in Beaufort County? *

Plastic Bags

- ☐ Always ☐ Often ☐ Sometimes ☐ Rarely ☐ Never

Styrofoam Containers

- ☐ Always ☐ Often ☐ Sometimes ☐ Rarely ☐ Never

Styrofoam Cups

- ☐ Always ☐ Often ☐ Sometimes ☐ Rarely ☐ Never

Plastic Utensils

- ☐ Always ☐ Often ☐ Sometimes ☐ Rarely ☐ Never

Plastic Straws

- ☐ Always ☐ Often ☐ Sometimes ☐ Rarely ☐ Never

2. What do you normally do with each of the following items after you get them? *

Plastic Bags

- ☐ Save & Reuse ☐ Throw Away

Styrofoam Containers

- ☐ Save & Reuse ☐ Throw Away

Styrofoam Cups

- ☐ Save & Reuse ☐ Throw Away

Plastic Utensils

- ☐ Save & Reuse ☐ Throw Away

Plastic Straws

- ☐ Save & Reuse ☐ Throw Away

3. Which approach do you think would be most effective for reducing these non-biodegradable items from Beaufort County's landfill and environment?

- A **ban** legislatively outlaws these items.
- A **customer fee** charges the customer a fee to receive these items.
- **By request only** means these items would only be provided if a customer requests them. *

Plastic Bags

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None of These

Styrofoam Containers

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None of These

Styrofoam Cups

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None of These

Plastic Utensils

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None of These

Plastic Straws

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None of These

4. How supportive are you of a COMPLETE BAN on the following plastic items? *

Plastic Bags

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Styrofoam Containers

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Styrofoam Cups

- ☐ Strong Support
- ☐ Moderate Support
- ☐ Neutral
- ☐ Moderate Opposition
- ☐ Strong Opposition

Plastic Utensils

- ☐ Strong Support
- ☐ Moderate Support
- ☐ Neutral
- ☐ Moderate Opposition
- ☐ Strong Opposition

Plastic Straws

- ☐ Strong Support
- ☐ Moderate Support
- ☐ Neutral
- ☐ Moderate Opposition
- ☐ Strong Opposition

5. ZIP Code *

Select option

6. Do you have any additional comments? (optional)

7. Email (optional)

name@example.com

8. Would you like to receive additional communications regarding this topic? Beaufort County will never share or sell your information.

- ☐ Yes
- ☐ No

Submit

Plastic Reduction Survey for Business Owners

In 2018, Beaufort County passed an ordinance that limits the use of thin, plastic, single-use bags. Since then, there has been an increase in the use of non-biodegradable items such as heavier plastic bags, plastic utensils and straws, and Styrofoam cups and carry-out containers, which pose significant long-term threats to our environment. The county is evaluating the issue and considering ways to alleviate the negative impact on our community. The following survey will help us make an informed decision for the future of Beaufort County, its businesses and residents.

1. How many of the following plastic items does your business distribute in a typical day? *

Plastic Bags

- ☐ None ☐ Less than 150 ☐ 150 - 500 ☐ More than 500

Styrofoam Containers

- ☐ None ☐ Less than 150 ☐ 150 - 500 ☐ More than 500

Styrofoam Cups

- ☐ None ☐ Less than 150 ☐ 150 - 500 ☐ More than 500

Plastic Utensils

- ☐ None ☐ Less than 150 ☐ 150 - 500 ☐ More than 500

Plastic Straws

- ☐ None ☐ Less than 150 ☐ 150 - 500 ☐ More than 500

2. Which approach do you think would be most effective for reducing these non-biodegradable items from Beaufort County's landfill and environment?

- A **ban** legislatively outlaws these items.
- A **customer fee** charges the customer a fee to receive these items.
- **By request only** means these items would only be provided if a customer requests them. *

Plastic Bags

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None Of These

Styrofoam Containers

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None Of These

Styrofoam Cups

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None Of These

Plastic Utensils

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None Of These

Plastic Straws

- ☐ Ban ☐ Customer Fee ☐ By Request Only ☐ None Of These

3. How supportive would your business be for a COMPLETE BAN on the following plastic items? *

Plastic Bags

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Styrofoam Containers

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Styrofoam Cups

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Plastic Utensils

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

Plastic Straws

- ☐ Strong Support ☐ Moderate Support ☐ Neutral ☐ Moderate Opposition ☐ Strong Opposition

4. If your business already uses plastic or styrofoam reduction strategies, please describe them here. (optional)

5. Do you have any additional comments? *(optional)*

6. Your Business Name *(optional)*

Maximum 255 characters

0/255

7. Business ZIP Code *



8. Email *(optional)*

9. Which of the following categories describes your business? (Check all that apply) *

☐

Gas / Convenience Store

☐

Grocery

☐

Food Service

☐

Retail (Non Grocery)

☐

Other

Submit



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 10/15/2025
From: Curt Freese, Community Development Director
Item Name: Short Term Rental Discussion
Meeting Date: November 18, 2025
Department: Community Development Department

Background Information:

Introduction:

UPDATE:

Since the August 19, 2025, City Council Work-session, the STR Ordinance has been updated based on Council's direction and also received an official recommendation from the Planning Commission.

Revisions since Work-session:

1. Clustering of STRS

Council expressed concern over clustering of multiple STR's on one street or neighborhood.

Proposed Code:

C. 4. A Short Term Rental may not be located closer than 300 feet to any other Short Term Rental (measured from property line to property-line).

Analysis: Staff found numerous examples around the country of clustering regulations, which either required a distance between STR's or only one STR per block. As many subdivisions in Beaufort do not have traditional blocks, Staff chose the distance requirement. Three hundred feet was selected, as it is the length of a typical downtown Beaufort Block. An analysis of the impact of the 300' distance requirement was prepared by the GIS Analyst, found in this packet. The conclusion is the 300' distance would mimic the 6% cap, and only further restrict the 6% cap in a few neighborhoods.

2. Equitable Waitlist

Council directed Staff to create a waitlist within the proposed ordinance.

Proposed Code:

E. 8. r. Wait-List: The City shall maintain a Short Term Rental waitlist for each defined neighborhood. The Waitlist will require the same application procedure as a Short Term Rental. The City shall utilize the wait-list and the next eligible valid Short Term Rental application, in permitting new Short Term Rentals

Analysis: The waitlist would be enshrined as a process within the code to ensure that new permitted STR's would be open to any property, and the formal application process would be required to place a property on the waitlist.

3. Licensing:

Council directed Staff to remove a separate yearly annual license due in July in the original draft ordinance.

Proposal: Ordinance changed to remove the July licensing, and coordination with Finance to attach the license to the business license and send out an affidavit with the business license renewal for Short Term Rentals.

Planning Commission Recommendation

The Planning Commission discussed draft changes to Section 3.6.2 Short Term Rentals, Accessory Uses Section 3.11.2, and Carriage Houses/Accessory Dwelling Units Section 4.5.3 at their August and September work-sessions, with a formal unanimous vote for approval of the changes at their September 15, 2025, meeting. The draft changes were proposed after the August regular Planning Commission meeting, in which public discussion on Accessory Dwelling Units and Short Term Rentals was held.

The recommendation was limited to Section 3.6.2, 3.11, and 4.5.3, and did not include the STR standalone ordinance. Effectively, the requirements for STR's were removed from the Development Code in the recommendation, with the idea they'd be placed in the standalone STR license in the Municipal Code. In addition, the PC limited ADU's from two to one per lot, with the ability to apply for a Special Exception for an additional ADU.

Owner Occupied Recommendation: The Planning Commission recommended the additional sentence below in Section 3.6.2, to effectively ban non-owner occupied short term rentals: "Short term rentals, where the owner does not live on premises, are prohibited."

Analysis: Staff is agnostic on the recommendation of the PC. Should the City Council accept the PC's recommendation, portions of the attached draft STR ordinance must be removed and revised before a public hearing for its adoption is scheduled with City Council.

Background:

The City Manager tasked City Staff to draft a new standalone short term rental ordinance. The proposed draft ordinance attached, was developed after a number of meetings with the following internal staff group:

Curt Freese, Community Development Director
Alan Eisenman, Finance Director
Justin Rose, Business License Inspector/Administrator
Kat Kirkland, GIS
Christopher Klement, Planner III
Ken Meola, Code Enforcement Officer
Bruce Skipper, Building Official

John Badget, Fire Marshall

The group reviewed the current ordinance, the current short term rental licenses and policies, inspections, complaints, and staff capacity, with Short Term Rental policies and practices around the State of South Carolina.

The draft ordinance is intended for discussion and is intended to address the aforementioned issues. Staff would note such a standalone ordinance, should it be adopted, therefore requires revisions to the existing requirements of Section 3.6.2 C. 2. of the Development Code. This Section would merely lay out the eligible zoning districts, while all other regulation would be found in the standalone ordinance in the Municipal Code.

Legal Authority:

S.C. Code Ann. § 6-29-310 et seq.; S.C. Code Ann. §§ 5-7-30, 5-7-60; Southern Bell v. Spartanburg, 285 S.C. 495 (1985)

Staff Recommendation:

This item is intended for discussion and Council direction, specifically on whether or not Council favors the proposed changes and if the Council agrees with the PC's recommendation for only owner occupied STR's.

Placed on Agenda For:

Attachments:

1. Draft Revised Short Term Rental Ordinance
2. STR Memo with updates
3. ShortTermRentals Density GIS Analysis

A. PURPOSE, APPLICABILITY, AND DEFINITIONS.

The purpose of this chapter is to regulate the use of residential licensing of dwelling units as short-term rentals in order to:

1. Protect the integrity of the city's neighborhoods and the quality of life of its citizens;
2. Establish a system to track the short-term rental inventory in the city;
3. To protect the health and safety of occupants of short-term rental units;
4. To ensure a level playing field for individuals in the short-term rental market; and
5. To protect the residential character of the residential dwelling units within the city.

B. DEFINITIONS

The following definitions apply:

DWELLING UNIT. A structure, or portion thereof, providing complete living facilities for a single family including a complete kitchen. One structure may contain multiple dwelling units with different property tax classifications.

GOOD STANDING. A license shall be considered in good standing if:

1. The license has not been denied, revoked, or suspended in the current license year. A license which has been denied, revoked, or suspended in the current license year shall not be renewed except upon successful appeal of the denial, revocation, or suspension.
2. The license has not expired. A license shall be deemed expired fourteen (14) business days after the final day of the previous business license year.
3. A natural disaster or other Act of God renders the dwelling unit uninhabitable for a period of more than six months in the current business license year, or
4. Work related to valid building permit, carried out to address life, safety, or health violations documented by the Building Official renders the dwelling unit uninhabitable for a period of more than six months in the current business license year.

INVESTMENT SHORT TERM RENTAL BUSINESS LICENSE (ISTR). A license issued for a dwelling unit, to be rented as a short term rental, that:

1. Is not the legal residence of the owner; or
2. Is not the legal residence of the owner and was inherited from the person named as of record on XXX, 2025; or
3. Proof of inheritance shall be shown through a deed of distribution, court order, will or similar document.

LEGAL RESIDENCE. A dwelling unit assigned a 4% property tax ratio by the Beaufort County Assessor's Office under the requirements of S.C. Code § 12-43-220.

OWNER-OCCUPIED SHORT TERM RENTAL BUSINESS LICENSE (OSTR). A license issued for a dwelling unit to be rented annually and is the legal residence of the owner to be used as a short-term rental.

SHORT TERM RENTAL OCCUPANT. Any person who, in exchange for compensation paid, occupies a dwelling unit for less than 30 days.

SHORT TERM RENTALS. A dwelling unit, or any portion thereof, rented for any period less than 30 days and used in a manner consistent with the residential character of the dwelling. Tourist accommodations, including hotels, motels, inns, and bed and breakfasts, are not considered Short Term Rentals.

TIME SHARES. "Vacation time sharing plans" as defined in S.C. Code § 27-32-10(9) are not short-term rentals. However, any "vacation time sharing lease plan" as defined in S.C. Code § 27-32-10(8) that is less than three years is considered a short term rental. "Vacation multiple ownership interests" as defined in S.C. Code § 27-32-250(1) are not short term rentals.

TRANSFER OF PROPERTY. An assessable transfer of interest in real estate triggering an appraisal and reassessment for taxation purposes as defined by SC Code 12-37-3150.

C. REQUIREMENTS AND ELIGIBILITY:

1. Any Short-Term Rental shall comply with Section 3.6.2 C 2 of the Beaufort Development Code.
2. Short Term Rentals operating before December xx 2025, with valid permit or proof of operation, may continue operation without counting toward the 6% cap, or the 300 foot distance requirement found in this code. The exemption of the 6% cap and 300 foot distance requirements for valid Short Term Rentals operating before December xx 2025, shall be lost at the sale, transfer of ownership, revocation of license as set by this ordinance, or non-operation of the Short Term Rental.
3. Short-term Rentals are limited to 6% of the dwelling units in the neighborhood as shown on the City of Beaufort Neighborhoods Map zoned T3-S, T3-N, T4-HN, T4-N and T5-UC.
4. A Short Term Rental may not be located closer than 300 feet to any other Short Term Rental (measured from property line to property-line).
5. Each eligible Investment Short Term Rental (ISTR) and Owner occupied short term rental (OSTR) lot is limited to one short term rental.
6. Short term rentals shall not be permitted for any accessory dwelling unit, carriage or pool house, with the following exception:
 - a) Owner occupied (OSTR) short term rentals, may be allowed one short term rental on any accessory dwelling unit, carriage or pool house.
7. Minimum Stay: 2 nights.
8. Parking: Parking shall be provided on-site and is encouraged to be located to the side or rear of the dwelling. The number of parking spaces provided on site as well as a site plan

showing the location of all on-site parking spaces. One on-site parking space must be provided. On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the administrator.

9. Signs: No on-site signs shall be permitted.
10. Monitored Fire Alarm: A monitored fire alarm is required for all units.
11. Outside Approvals Required: For properties located in a neighborhood with a property owners' association, written confirmation from the association president that short-term rentals are permitted in the neighborhood is required. In multifamily structures, written approval from the property management association is required.
12. Safety Inspection: A Safety Inspection shall be conducted before the Business License for the facility is issued.

D. LICENSE, REGISTRATION, AND TAX REQUIREMENTS.

- a) Any owner wishing to operate a short-term rental must maintain a current business license, comply with rental registration permit requirements, and make proper payment of local, county, and state taxes.
- b) *Business license.* A business license must be obtained and renewed annually by the submittal of a form and fee as established by the city for each residential dwelling unit or portion thereof offered as a short-term rental.
- c) No business license shall be issued for the rental of a residential unit which is planned or under construction until a certificate of occupancy is issued for the unit, except that a license issued for the rental of an existing residential unit may be renewed, or a new license issued for the rental of a replacement unit on the same site, upon issuance of a new certificate of occupancy and satisfaction of all other requirements for short term rental licenses. The replacement unit must be under the same ownership, contain the same or fewer heated square feet, and contain the same number or fewer bedrooms as the original STR permit.
- d) A business license shall only be issued to owners of a residential unit. Lessees of residential dwelling units may not apply for a business license to rent the unit.
- e) A designated agent may apply for a short-term rental business license on behalf of an owner. An application for a business license submitted by a designated agent must provide the correct taxpayer identification and contact information for the owner including name, address, phone number, email, and any other information as required on the application form.
- f) Failure to maintain good standing shall be considered grounds for denial of an application to renew and existing license
- g) To remain in good standing, an application to renew an existing license must be submitted no later than fourteen (14) days after the final day of the previous business license year.

E. SHORT TERM RENTAL PERMIT

Short Term Rental Permit. A rental registration permit must be obtained and renewed annually by the submittal of a form and fee as established by the city for each residential dwelling unit or portion thereof offered as a short-term rental.

1. *Annual registration.* The short term rental registration permit shall be effective for one calendar year.
2. No new business license to operate a short-term rental shall be issued prior to the approval of a rental registration permit.
3. Renewals of valid prior year business licenses shall be allowed prior to the approval of a rental registration permit. Failure to complete a rental registration permit application within 30 days of the business license renewal date shall be grounds for revocation of the license.
4. *Annual fee.* The fee for a rental registration permit shall be set by City Council and shall be reviewed periodically.
5. A rental registration permit shall only be issued to owners of a residential unit. Lessees of a residential dwelling unit may not apply for a rental registration permit.
6. A designated agent may apply for a rental registration permit on behalf of an owner. An application for a rental registration permit submitted by a designated agent must provide the correct taxpayer identification and contact information for the owner, including name, address, phone number, email, and any other information as required on the application form.
7. *Change in registered information.* The owner or designated agent of a rental dwelling already registered with the city shall re-register within 60 days after any change occurs in the registration information. There shall be no additional fee upon change of registration information except that a new owner of a registered dwelling, upon application for a new business license, shall re-register the dwelling and pay the appropriate fee within 60 days of assuming ownership.
8. *Information required.* Application for rental registration permit shall contain the following information:
 - a) The street address of the rental dwelling unit;
 - b) The unit number if applicable;
 - c) The number of bedrooms in each rental dwelling unit;
 - d) *Designation of local agent.* The owner of a rental dwelling shall designate a responsible agent who shall be responsible for operating the rental dwelling in compliance with the law. Official notices may be served on the responsible local agent and/or the owner, and any notice served on the agent shall be deemed to have been served upon the owner of record. Nothing shall prevent the owner of rental property from designating himself or herself as the agent.
 - e) Non-owner agents must be licensed by the State of South Carolina as an attorney, real estate agent, broker in charge, or property manager. Employees under the direct

supervision of attorneys, real estate agents, brokers in charge, or property managers licensed by the State of South Carolina may be designated as local agents.

- f) The agent shall be required to be able to physically respond to the site upon notification from the city within 60 minutes in case of emergency or need by the city for entry into the property.
- g) *More than one owner or ownership by entity.* Where more than one person has an ownership interest in a short-term rental, the required information shall be provided for each owner. In those cases in which the owner is not a person, the information required shall be provided for the organization owning the rental dwelling, and for the president, general manager, or other chief executive officer of the organization.
- h) The number of parking spaces provided on site as well as a site plan showing the location of all on-site parking spaces.
- i) The name, mailing address, email address, business phone number, personal phone number, and business address of the owner and local agent;
- j) The physical address and email address where the owner and local agent will accept notices and orders from the city and acknowledgment that service by U.S. Mail and/or transmission to the provided email addresses will constitute acceptable service of any notice, notice of violation, ordinance summons, or ticket;
- k) Certification that the owner has read applicable city ordinances, including, but not limited to, regulations regarding noise, trash, parking, alcohol on the beach, animals, litter, , requirements for special events, maximum occupancy, and golf carts;
- l) Certification that a copy of the parking diagram provided to the city for the property as well as a summary of applicable city ordinances, including, but not limited to, regulations regarding noise, trash, parking, animals, litter, requirements for special events, maximum occupancy, and golf carts is prominently posted within the residential dwelling unit to be rented;
- m) Certifications that tenants listed on any rental agreement shall receive a copy of the parking diagram provided to the city for the property as well as a summary of applicable city ordinances, including, but not limited to, regulations regarding noise, trash, parking, animals, litter, requirements for special events, maximum occupancy, and golf carts is prominently posted within the residential dwelling unit to be rented. The summary of applicable ordinances shall be in a form determined by the city, and made available to all owners of rental property;
- n) Proof of payment from the owner or designated agent for payment of local, county, and state taxes due on short term rental accommodations;
- o) Certification that the owner is aware that short term rental licensees shall be subject to strikes issued against the license when the owner, agent, occupant, or guest has been convicted of any violation of the requirements of this chapter or other city ordinances related to the use of the property as a short term rental, and that three strikes during

any rolling twelve-month period can result in suspension, revocation, or non-renewal of the license;

- p) Certification by the owner verifying the presence of smoke alarms, carbon monoxide monitors, fire extinguishers, the number of bedrooms, the number of parking spaces, the provision of trash receptacles, the posting of address and house numbers, and posting of rules and regulations, and, if present, that sprinklers are operational; and
- q) Documentation in the form of Beaufort County property records or a certificate of occupancy confirming the number of bedrooms offered for rent.
- r) Wait-List: The City shall maintain a Short Term Rental waitlist for each defined neighborhood. The Waitlist will require the same application procedure as a Short Term Rental. The City shall utilize the wait-list and the next eligible valid Short Term Rental application, in permitting new Short Term Rentals.

F. VIOLATIONS.

Violations. Violations of this chapter include but are not limited to:

1. Operating a short-term rental without complying with the requirements of this chapter and the city code of ordinances;
2. Advertising a property as being available as a short-term rental without first complying with the requirements of this chapter;
3. Operating a short-term rental without a business license, registration permit, and accommodations tax account;
4. Advertising a short-term rental without listing the business license number and rental registration permit number;
5. Operating a short-term rental in such a manner that individual rooms are rented at the same time under separate rental contracts;
6. Advertising a short-term rental as being available for more overnight occupants, or more than the number of bedrooms, than have been permitted pursuant to this chapter;
7. Expanding the allowable occupancy of a short-term rental without obtaining a new permit;
8. Advertising more short-term rental units on a property than have been permitted pursuant to this chapter. For example, advertising a single-family dwelling as accommodating multiple short-term rentals is not permitted;
9. Advertising a property as a short-term rental or "event house" for events or parties with more than 25 people in attendance;
10. Offering a short-term rental in any zoning district for fewer than two consecutive nights;
11. Failure to post the business license number, rental registration permit number, allowable overnight occupancy, prominently within a rental unit;

12. Failure to obtain a rental registration permit within 30 days of renewing a business license, failure to provide accurate information for the registration of rental dwellings, failure to provide information required by the application form;
13. Failure to complete a new rental registration permit application within 60 days of a change in ownership;
14. Failure of the designated agent listed on the rental registration permit to respond physically to the site within 60 minutes of notification from the city of an emergency;
15. Failure to maintain, and provide to the city, any and all information required in this Section.
16. Failure to provide tenants listed on any rental agreement information as required in this Section.
17. Failure to inspect and repair any water or sewer related issues.
18. Operating a business out of a short term rental or otherwise using a short term rental for non-residential use except for allowable home occupations, e-commerce, and remote work; and
19. Operating a short term rental that has received three strikes within any twelve-month rolling period.
20. The number strikes shall be reset upon a change of ownership that results in no overlap with prior common ownership.
21. For the purpose of determining the total number of strikes, all convictions stemming from violations occurring within a single rental contract period shall be considered one instance. In no case shall strikes exceed one per rental contract period.

G. PENALTIES.

No permit may be issued or approved unless the requirements of this chapter, or any ordinance adopted pursuant to it, are complied with. A violation of this chapter may result in the following penalties:

1. Any person violating any provision of this chapter shall be deemed guilty of a civil offense and shall be subject to a fine of up to \$500 upon conviction. Each day of violation shall be considered a separate offense. Punishment for violations shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this chapter.
2. Denial, revocation, suspension, or non-renewal of a business license pursuant to §§ or and in accordance with the appeal procedures set forth in §
3. Revocation, suspension, or non-renewal of the short-term rental business license, in accordance with the appeal procedures set forth in §, for three strikes during a rolling twelve-month period.
4. The license will be assessed a strike when the owner, agent, occupant, or guest of the property has been convicted of any violation of the requirements of this chapter or any other city ordinances related to the use of the property as a short-term rental, including

but not limited to noise, trash, parking, litter, , animals at large and when the registered agent of the property is given notice of the strike as set forth herein.

5. For the purpose of determining the total number of strikes, each strike issued upon conviction shall be considered in effect on the date of the original offense and all convictions related to offenses occurring within a single rental contract period shall be considered one strike. In no case shall strikes exceed one per rental contract period.
6. Strikes will re-set upon the transfer of the property.
7. The city will provide notice of each strike to the registered agent of the property as follows:
 - a) First strike: a description of the violation and resultant conviction, and a warning that progressive action shall be taken by the city in the case of further violations.
 - b) Second strike: a description of the violation and resultant conviction, and a warning that the city shall initiate revocation of the rental license in the case of further violations.
 - c) Third strike: a description of the violation and resultant conviction and notice of the initiation of license revocation procedures.
8. Any violation of a noise ordinance that occurs on the property will result in a notice that the owner is strongly encouraged to install noise monitoring, and one strike as set forth in this section.

H. ADDITIONAL REQUIREMENTS FOR SHORT-TERM RENTALS.

1. All owners and/or agents responsible for the leasing of short-term rentals shall be required to keep the following for city inspection and copying for a period of one year:
 - a) The name, address, and other contact information of each signatory on the rental agreement;
 - b) A copy of the city approved rental regulations summary, signed by each signatory of the rental agreement.
 - c) A document signed by the owner and/or agent responsible for renting the dwelling, certifying the number of persons intended to occupy the dwelling.
 - d) The information required by this section shall be updated by the owner and/or agent for each rental to different tenants or occupants.
2. The owner and/or agent shall provide the following for each person signing a rental agreement as a responsible party for a short-term rental:
 - a) The address of the short-term rental and emergency contact numbers;
 - b) The name and contact information for the owner or designated agent; and
 - c) copy of the parking diagram provided to the city for the property as well as a copy of the city's rules and regulations regarding noise, trash, parking, , animals, litter, surfing, , requirements for special events, maximum occupancy, and golf carts.

3. Each residential dwelling unit may contain only one short term rental. Individual rooms in short term rentals may not be rented under separate contracts at the same time. For example, a single-family home or individual multi-family unit may only be rented as a single short-term rental under one contract.
4. Shall be subject to all applicable provisions of the noise regulations in §§
5. Shall not feature mobile food trucks, carts, or other outdoor retailers offering products for sale or in exchange for donations. Caterers are allowed at events on the premises of short-term rentals.
6. All events held on the premises of a short-term rental shall meet the following requirements:
 - a) May not exceed 25 people; and
 - b) May not include outdoor amplified music, including bands, deejays, music broadcast through speakers and electronic musical instruments.
 - c) These requirements do not apply to events hosted by the owner of the property for which the owner is on site for the duration the event, the owner has completed the required special event notification, and for which no compensation has been paid for the event or the use of the house.



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

To: City Council
From: Curt Freese, Community Development Director
Date: 10/14/25
Issue: Short Term Rentals

UPDATE:

Since the August 19, 2025, City Council Work-session, the STR Ordinance has been updated based on Council's direction and also received an official recommendation from the Planning Commission.

Revisions since Work-session:

1) Clustering of STRS

Council expressed concern over clustering of multiple STR's on one street or neighborhood.

Proposed Code:

C. 4. A Short Term Rental may not be located closer than 300 feet to any other Short Term Rental (measured from property line to property-line).

Analysis: Staff found numerous examples around the country of clustering regulations, which either required a distance between STR's or only one STR per block. As many subdivisions in Beaufort do not have traditional blocks, Staff chose the distance requirement. Three hundred feet was selected, as it is the length of a typical downtown Beaufort Block. An analysis of the impact of the 300' distance requirement was prepared by the GIS Analyst, found in this packet. The conclusion is the 300' distance would mimic the 6% cap, and only further restrict the 6% cap in a few neighborhoods.

2) Equitable Waitlist



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

Council directed Staff to create a waitlist within the proposed ordinance.

Proposed Code:

E. 8. r. Wait-List: The City shall maintain a Short Term Rental waitlist for each defined neighborhood. The Waitlist will require the same application procedure as a Short Term Rental. The City shall utilize the wait-list and the next eligible valid Short Term Rental application, in permitting new Short Term Rentals

Analysis: The waitlist would be enshrined as a process within the code to ensure that new permitted STR's would be open to any property, and the formal application process would be required to place a property on the waitlist.

3) Licensing:

Council directed Staff to remove a separate yearly annual license due in July in the original draft ordinance.

Proposal: Ordinance changed to remove the July licensing, and coordination with Finance to attach the license to the business license and send out an affidavit with the business license renewal for Short Term Rentals.

Planning Commission Recommendation

The Planning Commission discussed draft changes to Section 3.6.2 Short Term Rentals, Accessory Uses Section 3.11.2, and Carriage Houses/Accessory Dwelling Units Section 4.5.3 at their August and September work-sessions, with a formal unanimous vote for approval of the changes at their September 15, 2025, meeting. The draft changes were proposed after the August regular Planning Commission meeting, in which public discussion on Accessory Dwelling Units and Short Term Rentals was held.



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

The recommendation was limited to Section 3.6.2, 3.11, and 4.5.3, and did not include the STR standalone ordinance. Effectively, the requirements for STR's were removed from the Development Code in the recommendation, with the idea they'd be placed in the standalone STR license in the Municipal Code. In addition, the PC limited ADU's from two to one per lot, with the ability to apply for a Special Exception for an additional ADU.

Owner Occupied Recommendation: The Planning Commission recommended the additional sentence below in Section 3.6.2, to effectively ban non-owner occupied short term rentals:

"Short term rentals, where the owner does not live on premises, are prohibited."

Analysis: Staff is agnostic on the recommendation of the PC. Should the City Council accept the PC's recommendation, portions of the attached draft STR ordinance must be removed and revised before a public hearing for its adoption is scheduled with City Council.

BACKGROUND:

The City Manager tasked City Staff to draft a new standalone short term rental ordinance. The proposed draft ordinance attached, was developed after a number of meetings with the following internal staff group:

Curt Freese, Community Development Director

Alan Eisenman, Finance Director

Justin Rose, Business License Inspector/Administrator

Kat Kirkland, GIS

Christopher Klement, Planner III



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

Ken Meola, Code Enforcement Officer

Bruce Skipper, Building Official

John Badgett, Fire Marshall

The group reviewed the current ordinance, the current short term rental licenses and policies, inspections, complaints, and staff capacity, with Short Term Rental policies and practices around the State of South Carolina.

The draft ordinance is intended for discussion and is intended to address the aforementioned issues. Staff would note such a standalone ordinance, should it be adopted, therefore requires revisions to the existing requirements of Section 3.6.2 C. 2. of the Development Code. This Section would merely lay out the eligible zoning districts, while all other regulation would be found in the standalone ordinance in the Municipal Code.

SUMMARY OF DRAFT CODE:

- Requirements and Eligibility: Compliance: STRs must adhere to the Beaufort Development Code (Section 3.6.2 C 2).
- Grandfathering of existing STR's (if sold, revoked, or expired, grandfathering status is lost).
- Cap on STRs: Limited to 6% of dwelling units in specific zones (T3-S, T3-N, T4-HN, T4-N, T5-UC); prohibited in The Point, LI, IC, RMX, and T-1 zones.
- 300' distance requirement.
- Limit per Lot: One STR per lot for both OSTR and ISTR.
- Accessory Units: Only OSTRs may use accessory dwelling units (e.g., carriage or pool houses) as STRs.
- Minimum Stay: 2 nights.
- Parking: One on-site parking space per bedroom, located to the side or rear, with an improved surface.
- Signs: No on-site signs allowed.
- Fire Safety: Monitored fire alarms required.



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

- External Approvals: Written approval from property owners' associations or property management is required for applicable neighborhoods or multifamily structures.
- Safety Inspection: Required before issuing a business license.
- License and Registration: Owners annually renew a business license with an additional affidavit for the STR paying applicable fees and taxes.
- Licenses are issued only to owners, not lessees; a designated agent may apply on behalf of the owner.
- Licenses for units under construction require a certificate of occupancy.
- Failure to maintain good standing or renew within 10 days of license expiration may lead to denial or revocation.
- Registration requires detailed information, including property details, owner/agent contact info, parking plans, and certifications of compliance with city ordinances (e.g., noise, trash, parking).
- Owners must designate a local agent (self or a licensed professional) who can respond to emergencies within 60 minutes.
- Changes in ownership or registration details must be updated within 60 days.

VIOLATIONS:

- Violations include operating without a license/permit, false advertising, exceeding permitted occupancy or bedroom counts, hosting large events (>25 people), failing to provide required tenant information, or accumulating three strikes within a 12-month period for ordinance violations (e.g., noise, parking). Strikes reset upon property transfer with no overlapping ownership. Penalties: Fines up to \$500 per violation, with each day considered a separate offense.
- Denial, revocation, suspension, or non-renewal of licenses for non-compliance or three strikes in a 12-month period.
- Noise violations trigger a strike and a recommendation to install noise monitoring.
- Additional Requirements: Owners/agents must retain rental agreement details, signed city regulation summaries, and occupant certifications for one year.
- Tenants must receive property details, emergency contacts, parking diagrams, and city ordinance summaries.
- STRs are limited to one rental contract per dwelling unit at a time.



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

- Events are capped at 25 people with no outdoor amplified music, except for owner-hosted, non-compensated events with proper notification.
- Mobile food trucks or outdoor retail are prohibited, though catering is allowed.

RECOMMENDATION:

This item is intended for discussion and Council direction, specifically on whether or not Council favors the proposed changes and if the Council agrees with the PC's recommendation for only owner occupied STR's.

Short Term Rentals Density GIS Analysis

Purpose:

To model potential density of short-term rentals under the proposed ordinance.

Procedure:

The analysis began by determining each parcel's eligibility based on zoning and neighborhood. Parcels were chosen as the unit of analysis due to the proposed ordinance specifying one rental per lot. Counts in this analysis are of parcels, not rental units. Existing pending and active short-term rentals will be considered legacy and not subject to new spacing and eligibility requirements unless the property ownership changes. For this reason, these Legacy short-term rentals will be treated as one rental even if there are multiple units on the parcel.

Data for the analysis comes from the City of Beaufort GIS layers.

Zoning:

https://services9.arcgis.com/NpTdr5u1ft9aY31O/arcgis/rest/services/City_of_Beaufort_Zoning/FeatureServer

Neighborhood:

https://services9.arcgis.com/NpTdr5u1ft9aY31O/arcgis/rest/services/City_of_Beaufort_Neighborhoods/FeatureServer

Short Term Rentals:

https://services9.arcgis.com/NpTdr5u1ft9aY31O/arcgis/rest/services/Short_Term_Rentals_CoB/FeatureServer

Because not all zoning classifications were specifically mentioned in the draft ordinance, parcels were categorized into three groups based on eligibility: Allowed, Prohibited, or Not Specified. For the density analysis, Allowed and Not Specified parcels were considered as eligible. Eligibility was not affected by the presence or absence of structures.

Figure 1 shows parcel eligibility based on specified zoning classification. Figure 2 shows the definitions of each eligibility category. Figure 3 shows the eligibility of Legacy Short Term Rentals under the proposed ordinance.

Short Term Rental Eligibility

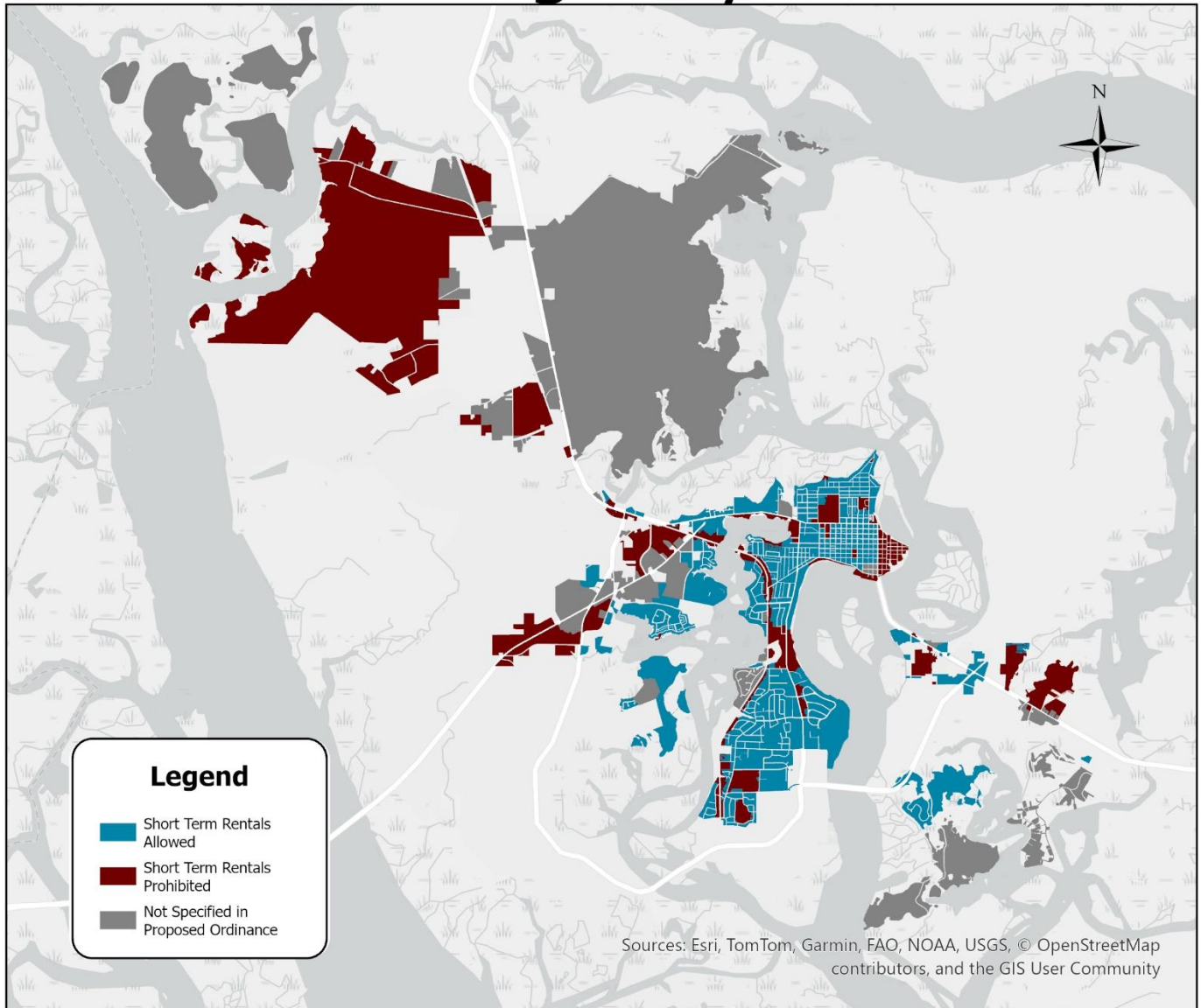


Figure 1: Parcel Eligibility

Short Term Rentals Permitted:	Short Term Rentals Prohibited:	Not Specified in Ordinance:
T3-N	IC	LPUD
T3-S	LI	MR
T4-HN	RMX	T4-NA
T4-N	T-1	T5-DC
T5-UC		T5-UC/RMX
	The Point Neighborhood	

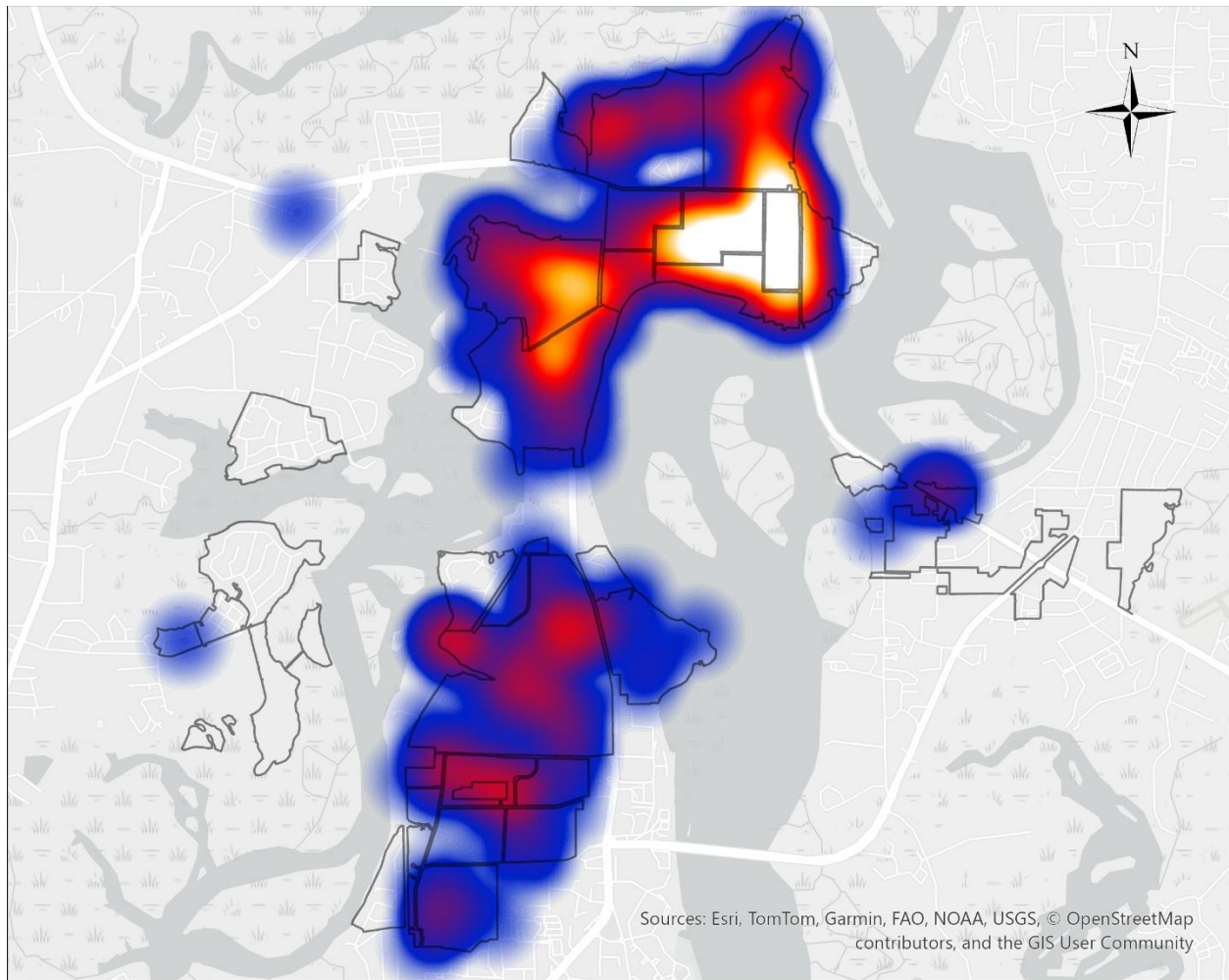
Figure 2: (Above) Eligibility classifications

Current STR		
Eligibility	Status	Count
Not Specified	active	13
Not Specified	pending	1
No	active	13
No	pending	2
Yes	active	223
Yes	pending	20

Figure 3: (Right) Eligibility of Legacy Short Term Rentals

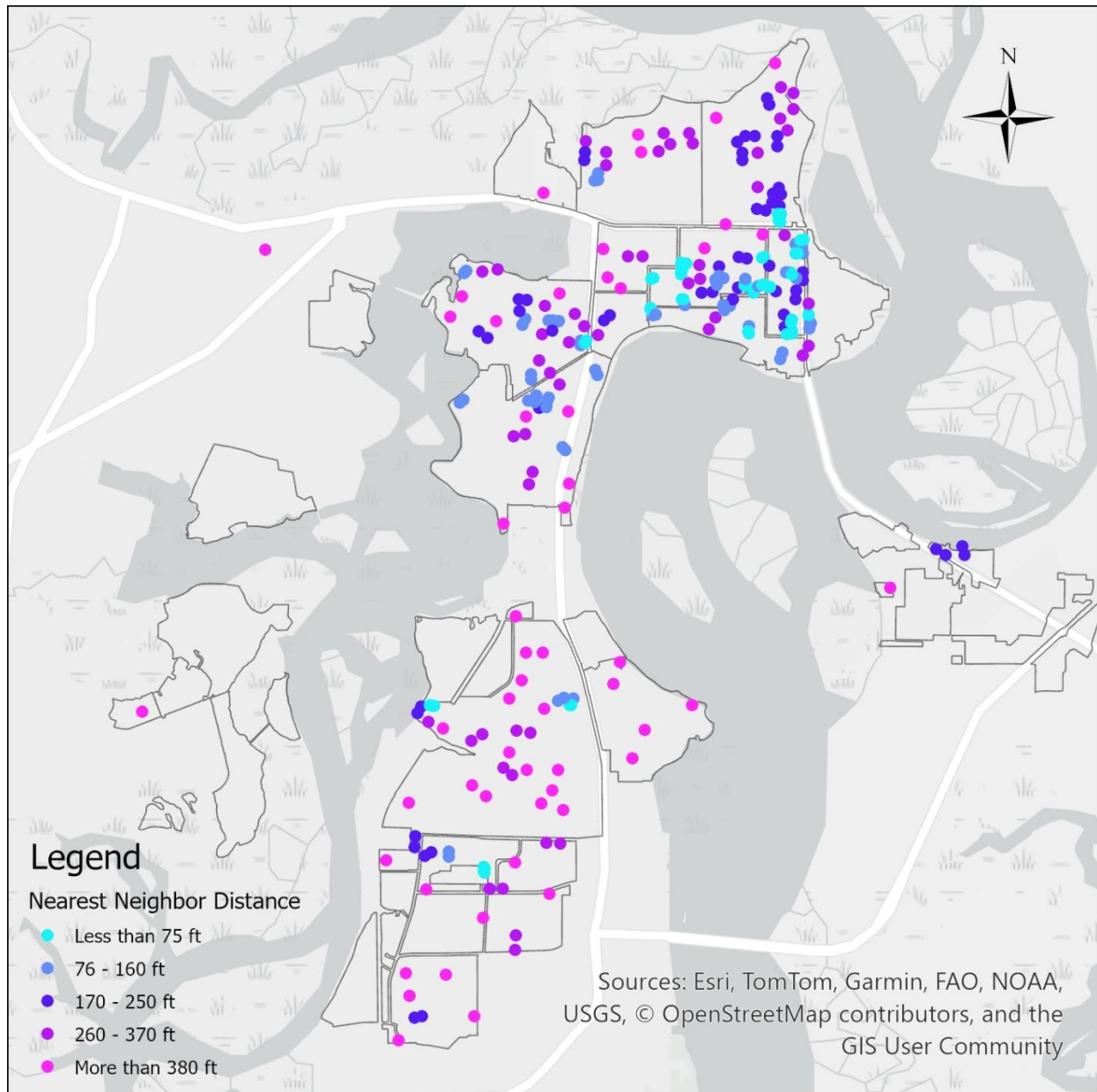
Density analysis was performed on existing short-term rentals to identify clustering.

Current Short Term Rentals Heat Map



Existing short-term rentals are represented by address points. The heatmap shows that the density of short-term rentals is focused on the historic downtown area. A near table was generated to find the nearest neighbor to each rental unit. Rental units were divided into five classes, each with 54–55 units, based on proximity to the nearest other unit.

Near Distances for Current Pending and Active Short-Term Rentals



To address clustering of rental units, suggested spacing requirements were modeled. Spacing is measured from parcel edge to parcel edge and was modeled at four distances: 300ft, 200ft, 150ft, and 100ft.

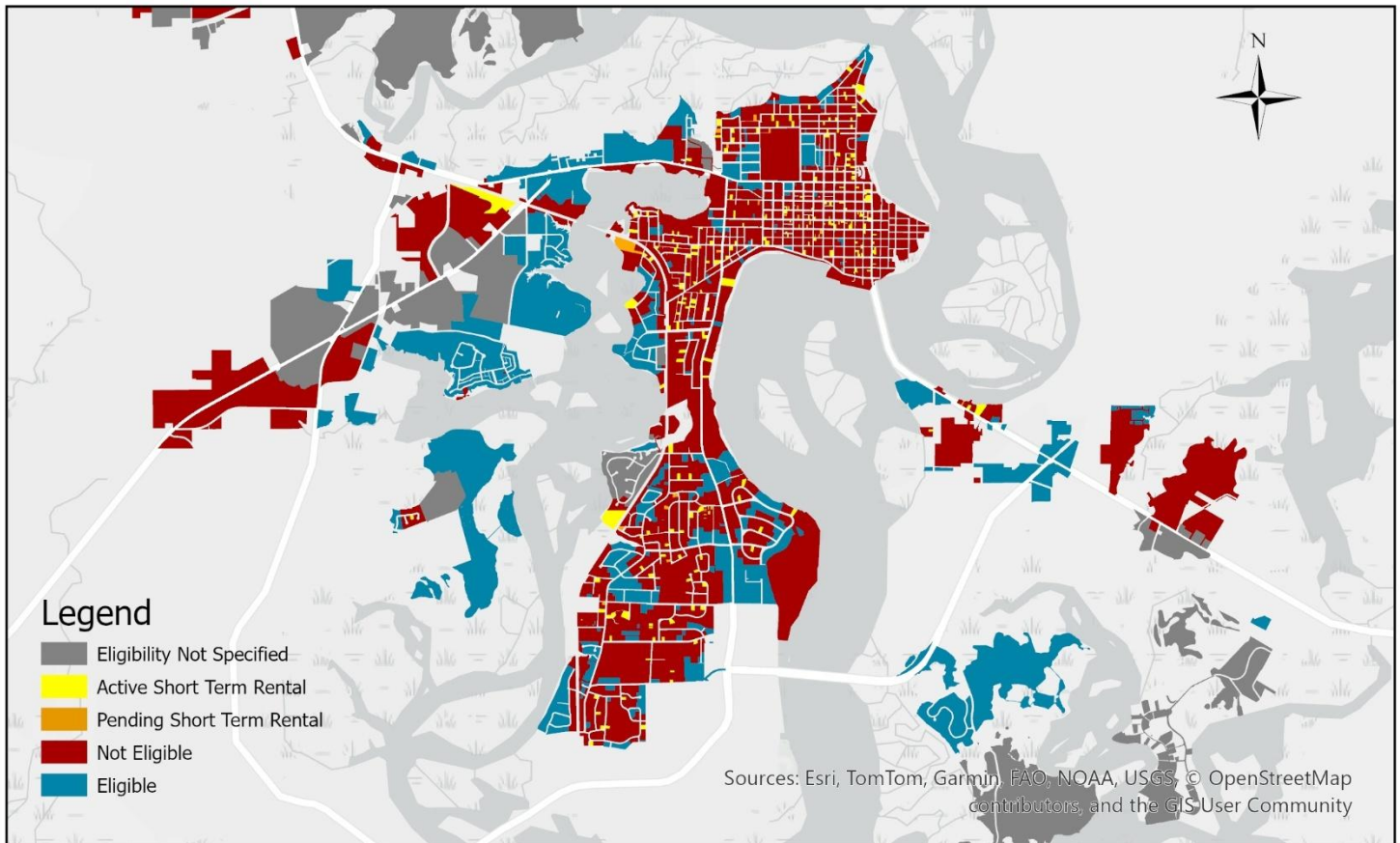
The density analysis includes both current short-term rentals and potential new rentals under the proposed spacing requirements. Because existing rentals were not originally subject to spacing rules, some are located closer together than the proposed standards would allow. These legacy rentals will be permitted to continue operating. As a result, the modeled density maps reflect a higher concentration of rentals than would occur if only potential rentals were considered.

For each distance, the following components were created:

- A map showing parcel eligibility adjusted to include distance from active and pending Short Term Rentals.
- A map showing the modeled maximum capacity for the given distance, including legacy short-term rentals.
- A table showing counts for parcels, short-term rentals, and the 6% cap for each neighborhood for comparison.

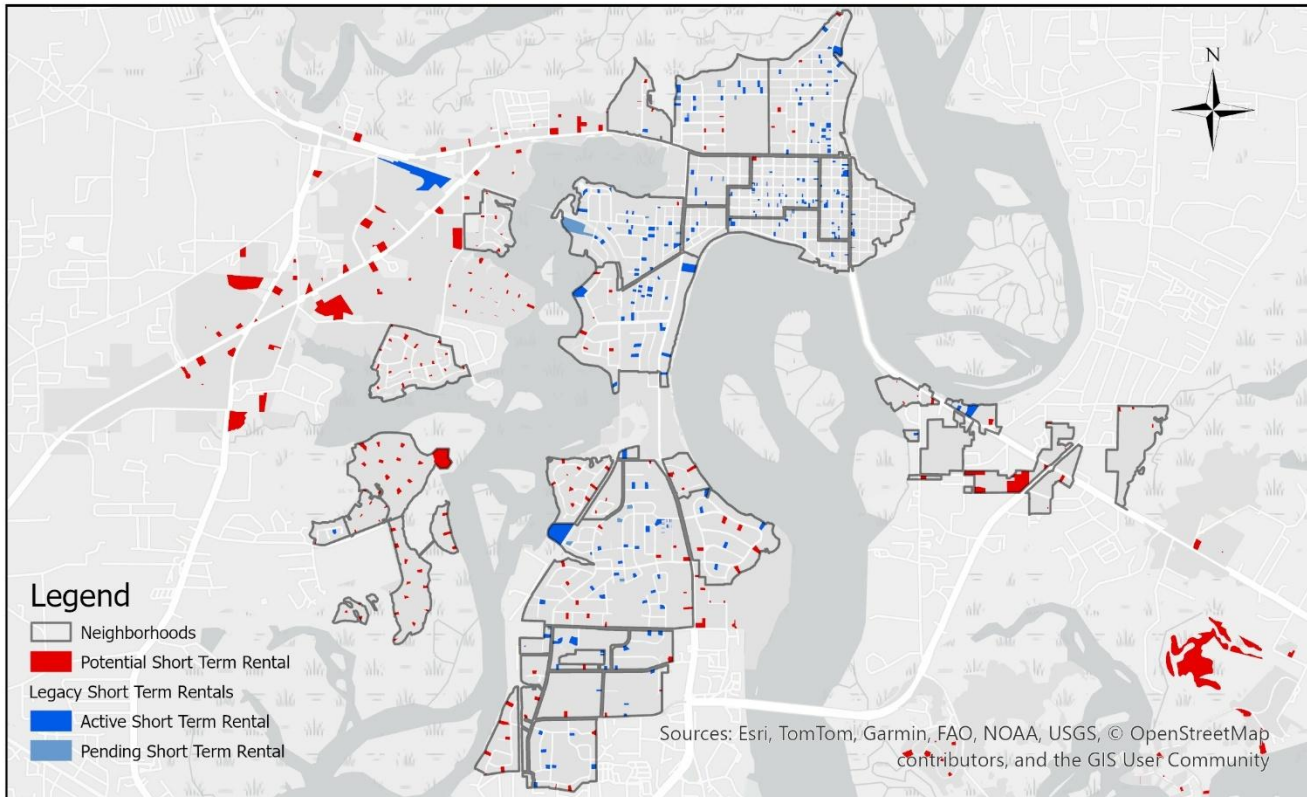
Maximum capacity is based on a mathematical model and is unlikely to be exactly reproduced in practice. The highlighted parcels show one possible configuration of the maximum number of short-term rentals allowed under the spacing requirements. Other parcels could be used instead, and inclusion on the map does not indicate that a parcel will actually operate as a short-term rental.

300 Ft Spacing Model Eligibility



Eligibility based on defined requirements and 300 ft spacing parcel edge to parcel edge from existing Short Term Rentals.

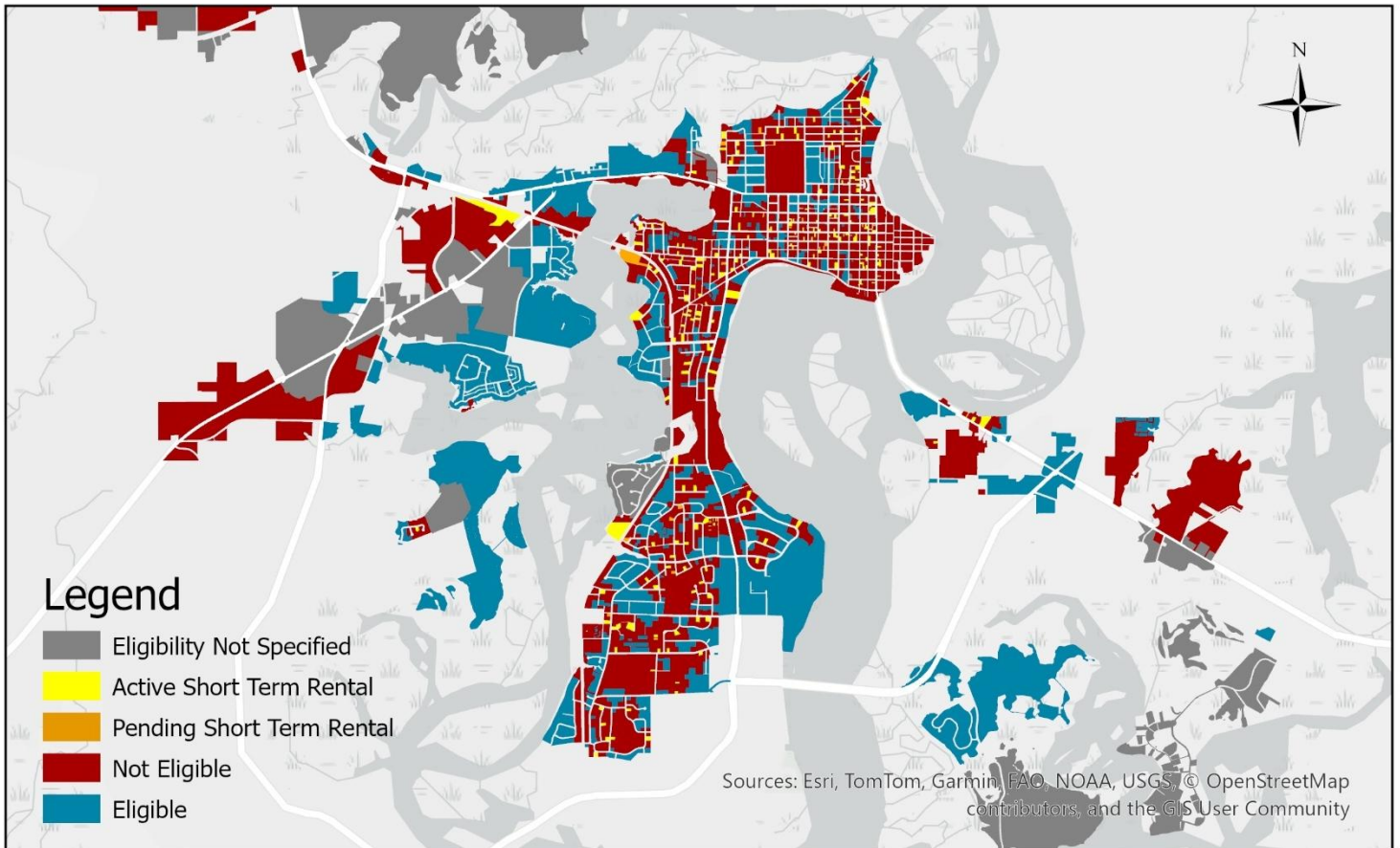
300 ft Spacing Model



Maximum density of Short Term Rentals with 300 ft parcel to parcel spacing and including legacy Short Term Rentals.

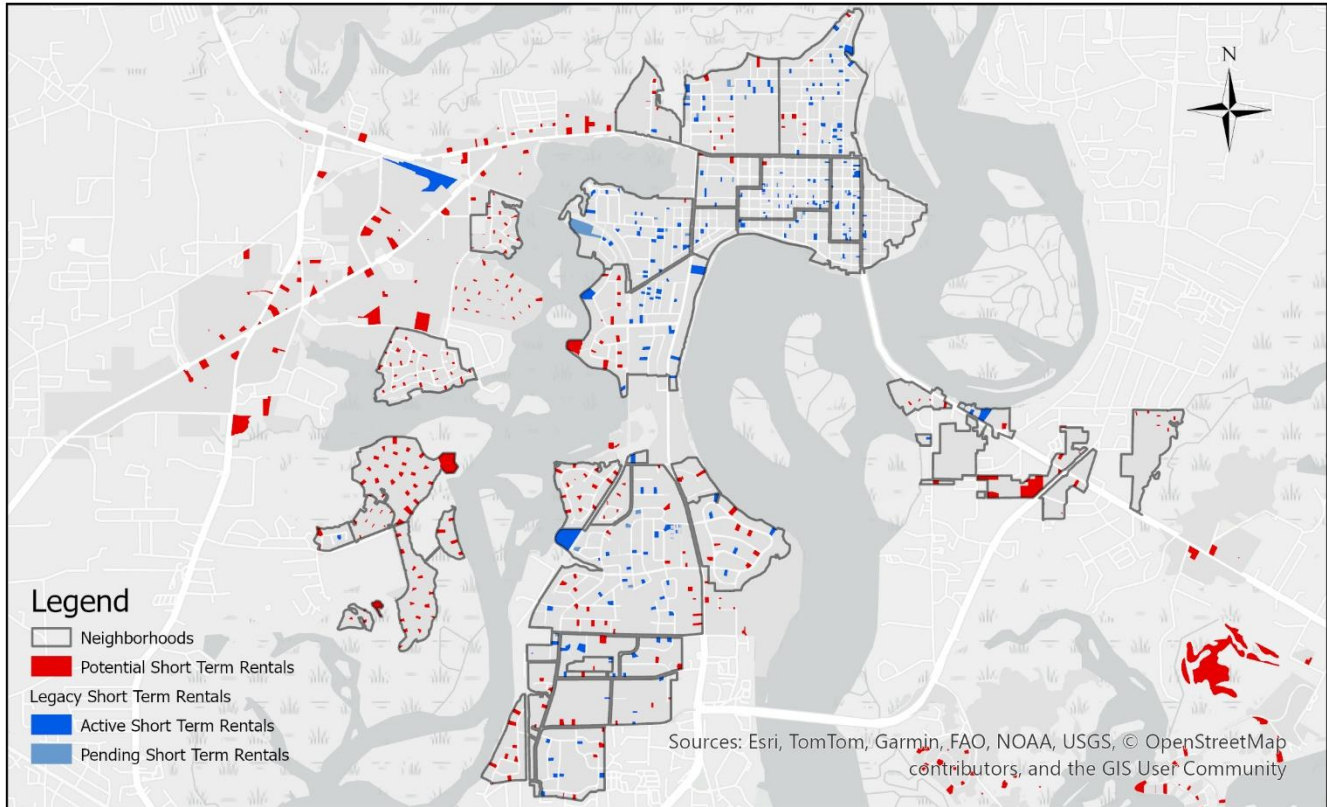
Neighborhood	Parcel Count	Cap Limit	Active STR	Pending STR	Legacy STR Total	Potential New SRT	Total
Battery Point	294	18	0	0	0	18	18
Battery Shores	194	12	0	0	0	16	16
Boundary Street	117	7	1	0	1	6	7
Broad Street	81	5	3	1	4	1	5
Cottage Farm	120	7	1	0	1	9	10
Dixon Village	134	8	4	1	5	1	6
Higginsonville	273	16	11	4	15	7	22
Hundred Pines	368	22	23	0	23	6	29
Islands of Beaufort	202	12	0	0	0	19	19
Jerico Woods	127	8	0	0	0	5	5
Lady's Island	272	16	3	1	4	20	24
Live Oaks	148	9	0	0	0	8	8
Mossy Oaks	749	45	23	1	24	19	43
Northwest Quadrant	448	27	34	2	36	1	37
Old Commons	211	13	24	2	26	0	26
Overlook at Battery Creek	142	9	0	0	0	7	7
Pigeon Point	645	39	30	0	30	5	35
Royal Oaks	758	45	23	5	28	18	46
Spanish Point	181	11	5	0	5	8	13
Stone Marten	34	2	1	0	1	1	2
The Bluff	206	12	12	1	13	0	13
The Glebe	75	4	3	0	3	0	3
The Point	205	0	6	0	6	0	6
West End	431	26	28	4	32	1	33

200 ft Spacing Model Eligibility



Eligibility based on defined requirements and 200 ft spacing parcel edge to parcel edge from existing Short Term Rentals.

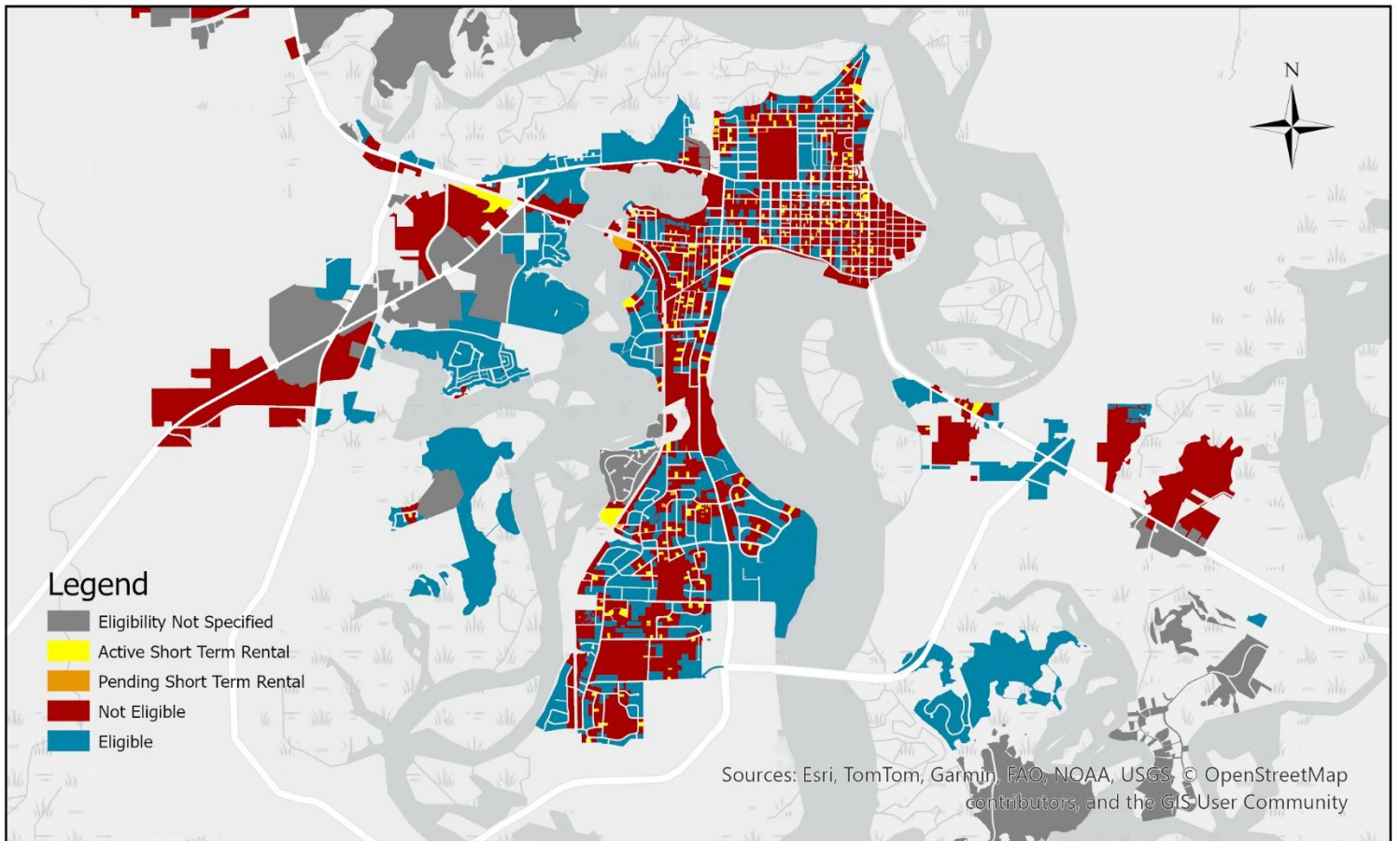
200 ft Spacing Model



Maximum density of Short Term Rentals with 200 ft parcel to parcel spacing and including legacy Short Term Rentals.

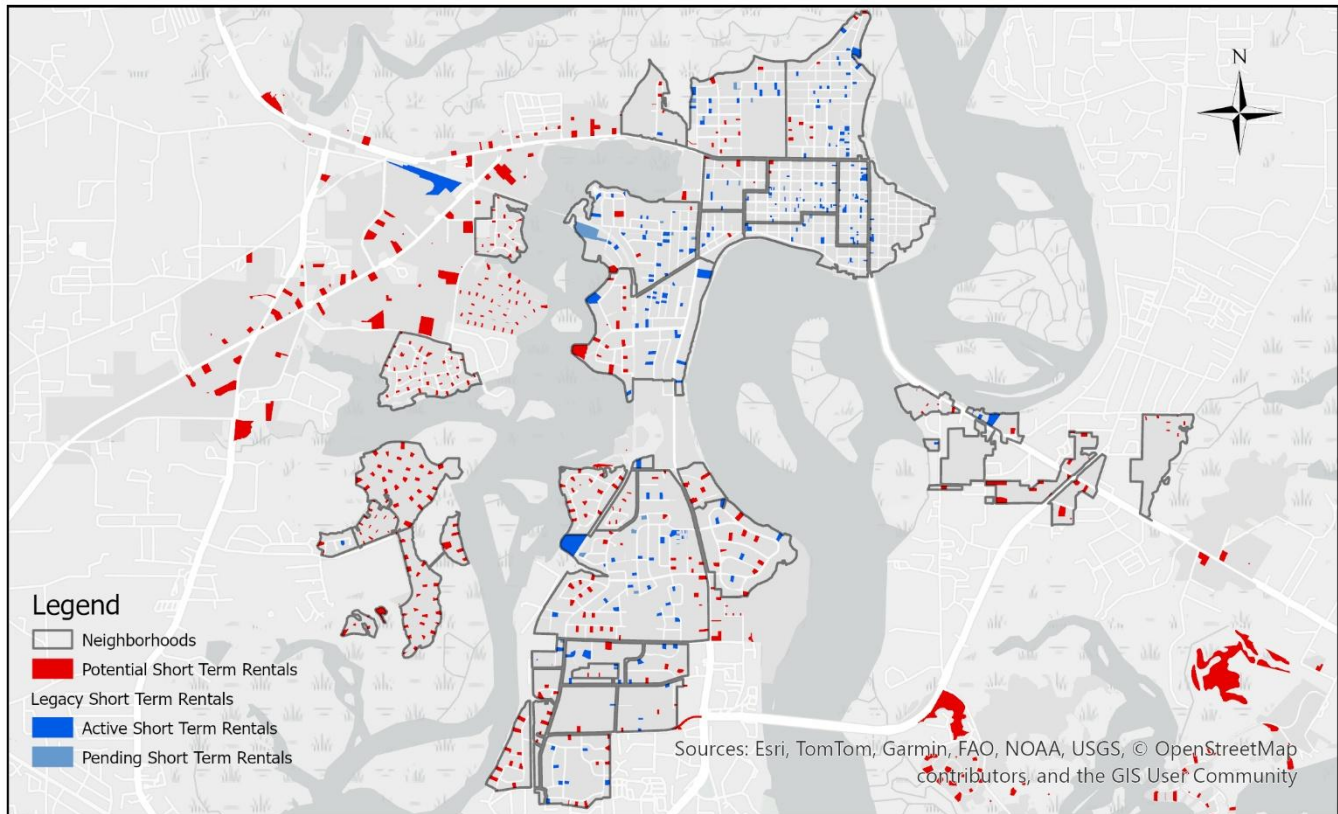
Neighborhood	Parcel Count	Cap Limit	Active STR	Pending STR	Legacy STR Total	Potential New SRT	Total
Battery Point	294	18	0	0	0	27	27
Battery Shores	194	12	0	0	0	26	26
Boundary Street	117	7	1	0	1	6	7
Broad Street	81	5	3	1	4	2	6
Cottage Farm	120	7	1	0	1	14	15
Dixon Village	134	8	4	1	5	4	9
Higginsonville	273	16	11	4	15	13	28
Hundred Pines	368	22	23	0	23	13	36
Islands of Beaufort	202	12	0	0	0	25	25
Jerico Woods	127	8	0	0	0	8	8
Lady's Island	272	16	3	1	4	26	30
Live Oaks	148	9	0	0	0	15	15
Mossy Oaks	749	45	23	1	24	29	53
Northwest Quadrant	448	27	34	2	36	1	37
Old Commons	211	13	24	2	26	0	26
Overlook at Battery Creek	142	9	0	0	0	10	10
Pigeon Point	645	39	30	0	30	7	37
Royal Oaks	758	45	23	5	28	25	53
Spanish Point	181	11	5	0	5	9	14
Stone Marten	34	2	1	0	1	2	3
The Bluff	206	12	12	1	13	0	13
The Glebe	75	4	3	0	3	1	4
The Point	205	0	6	0	6	0	6
West End	431	26	28	4	32	2	34

150 ft Spacing Model Eligibility



Eligibility based on defined requirements and 150 ft spacing parcel edge to parcel edge from existing Short Term Rentals.

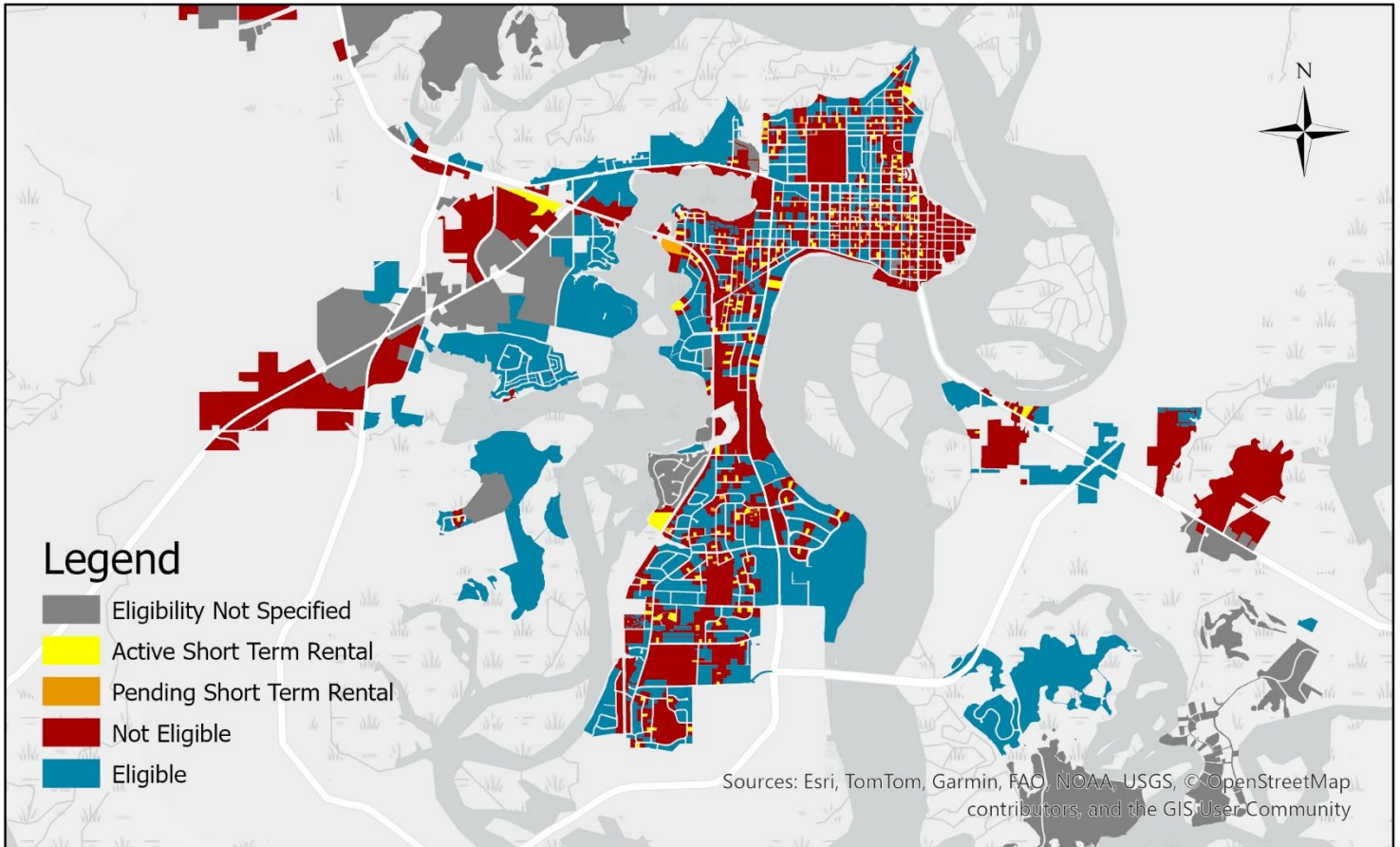
150 ft Spacing Model



Maximum density of Short Term Rentals with 300 ft parcel to parcel spacing and including legacy Short Term Rentals.

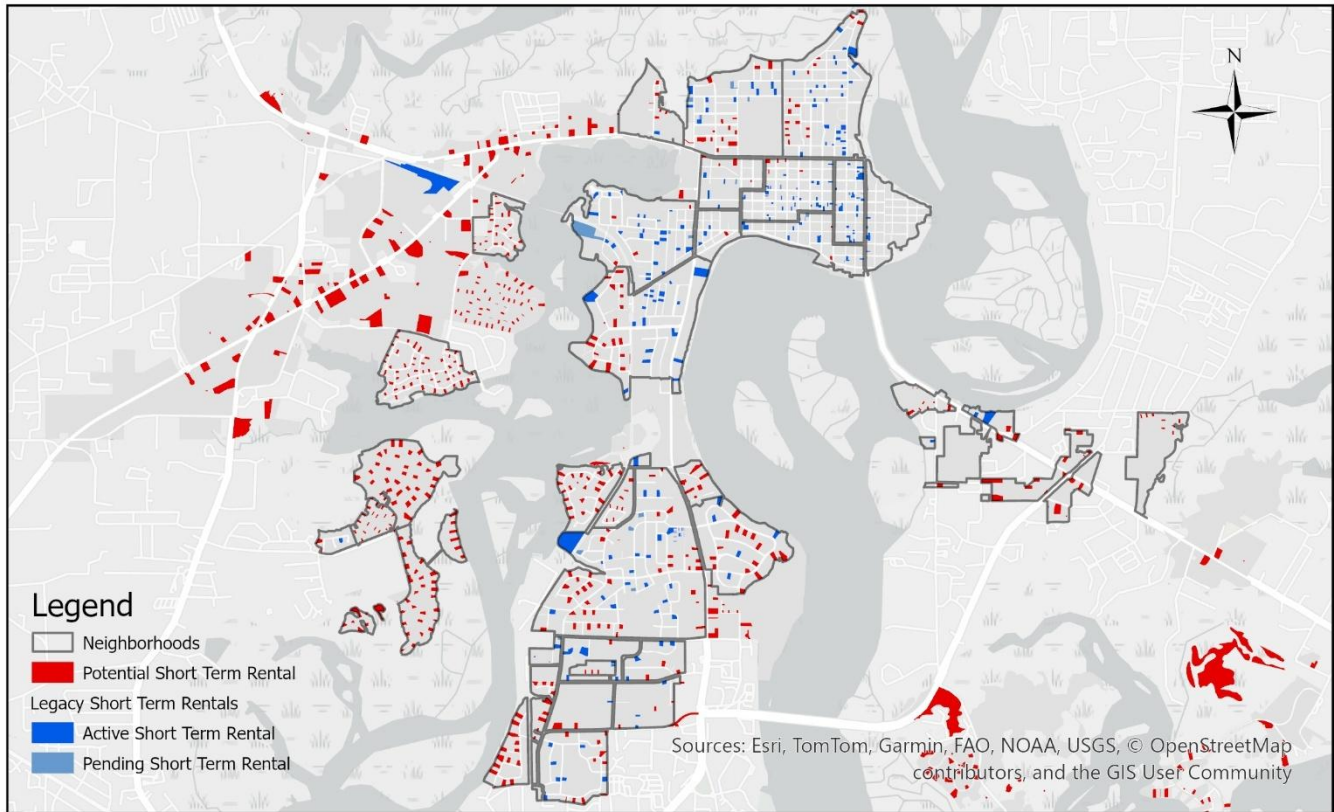
Neighborhood	Parcel Count	Cap Limit	Active STR	Pending STR	Legacy STR Total	Potential New SRT	Total
Higginsonville	273	16	11	4	15	16	31
Dixon Village	134	8	4	1	5	6	11
The Glebe	75	4	3	0	3	2	5
Northwest Quadrant	448	27	34	2	36	2	38
Old Commons	211	13	24	2	26	0	26
The Point	205	0	6	0	6	0	6
West End	431	26	28	4	32	6	38
Live Oaks	148	9	0	0	0	18	18
Battery Point	294	18	0	0	0	37	37
Hundred Pines	368	22	23	0	23	15	38
Battery Shores	194	12	0	0	0	30	30
Overlook at Battery Creek	142	9	0	0	0	17	17
Islands of Beaufort	202	12	0	0	0	35	35
Cottage Farm	120	7	1	0	1	17	18
Jerico Woods	127	8	0	0	0	7	7
Spanish Point	181	11	5	0	5	13	18
Royal Oaks	758	45	23	5	28	37	65
Broad Street	81	5	3	1	4	2	6
Mossy Oaks	749	45	23	1	24	39	63
Pigeon Point	645	39	30	0	30	9	39
The Bluff	206	12	12	1	13	0	13
Stone Marten	34	2	1	0	1	2	3
Lady's Island	272	16	3	1	4	30	34
Boundary Street	117	7	1	0	1	6	7

100 ft Spacing Model Eligibility



Eligibility based on defined requirements and 100 ft spacing parcel edge to parcel edge from existing Short Term Rentals.

100 ft Spacing Model



Maximum density of Short Term Rentals with 300 ft parcel to parcel spacing and including legacy Short Term Rentals.

Neighborhood	Parcel Count	Cap Limit	Active STR	Pending STR	Legacy STR Total	Potential New SRT	Total
Higginsonville	273	16	11	4	15	14	29
Dixon Village	134	8	4	1	5	4	9
The Glebe	75	4	3	0	3	1	4
Northwest Quadrant	448	27	34	2	36	5	41
Old Commons	211	13	24	2	26	1	27
The Point	205	0	6	0	6	0	6
West End	431	26	28	4	32	6	38
Live Oaks	148	9	0	0	0	25	25
Battery Point	294	18	0	0	0	50	50
Hundred Pines	368	22	23	0	23	20	43
Battery Shores	194	12	0	0	0	39	39
Overlook at Battery Creek	142	9	0	0	0	23	23
Islands of Beaufort	202	12	0	0	0	43	43
Cottage Farm	120	7	1	0	1	22	23
Jerico Woods	127	8	0	0	0	9	9
Spanish Point	181	11	5	0	5	17	22
Royal Oaks	758	45	23	5	28	46	74
Broad Street	81	5	3	1	4	3	7
Mossy Oaks	749	45	23	1	24	48	72
Pigeon Point	645	39	30	0	30	16	46
The Bluff	206	12	12	1	13	2	15
Stone Marten	34	2	1	0	1	3	4
Lady's Island	272	16	3	1	4	37	41
Boundary Street	117	7	1	0	1	8	9

Conclusions:

The assumption that a percentage cap based on number of parcels would prevent clustering of short-term rentals is not accurate. In practice, there are several areas where units are clustered closely together.

300 ft spacing is the closest to mimicking the 6% neighborhood cap. There are a few neighborhoods that would exceed the cap based solely on spacing requirements. However, there are several neighborhoods that exceed the cap based on legacy short term rentals where no additional rentals would be allowed based on spacing. There are neighborhoods that will not be able to reach a 6% ratio of rentals with a 300ft parcel edge to parcel edge spacing requirement.

Since short term rental licenses will be tied to property ownership and forfeit in the case of a change in ownership, it is anticipated that clusters will eventually be reduced with the introduction of spacing requirements.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 11/12/2025
From: Scott Marshall, City Manager
Item Name: Participation in CNBC's Television Educational Documentary Series, "Now We Know"
Meeting Date: November 18, 2025
Department: City Managers Office

Background Information:

Introduction:

The City of Beaufort has been invited to be the subject of a television educational documentary series segment on CNBC's "Now We Know" program hosted by Steve Guttenburg.

Background:

Producers from CNBC's educational documentary, "Now We Know," approached the city about dedicating a segment of their show to the City of Beaufort. On October 7, Mayor Phil Cromer, City Manager Scott Marshall and PIO Ashley Brandon met with the show's producer, Will Barnes. Will explained that exploring cities is a new direction in which they want to take the show and he would like us to be among the first of such projects. It is estimated that the show reaches roughly 85 million households in the U.S.

There are costs to the city involved which total approximately \$25,000 to help produce the segment. In return, the City retains full rights to rebroadcast or share the video segment as we see fit.

Funding is available via Accommodations Tax Revenue in the City's Parks and Tourism Revenue Fund.

Legal Authority:

Staff Recommendation:

Should Council desire to take advantage of this opportunity, staff recommends working with the

Convention & Visitors Bureau (CVB) to request funding through an ATAX grant from the City.

Placed on Agenda For:

Attachments:

1. Authorization for Production - Beaufort, SC



Authorization for Production

Company Name: City of Beaufort, SC

Contact(s): Scott Marshall, Alan Eisenman, Ashley Brandon

Phone: (843) 525-7070, (843) 525-7009, (843) 941-0997

Email: smarshall@cityofbeaufort.org, aeisenman@cityofbeaufort.org, abrandon@cityofbeaufort.org

Producer: Matthew Shockey

"Now We Know!" Obligations

- 6-8-minute documentary style educational segment production – Segment will include videography, narration, script, graphics, interviews, music, design (set/program), music, relevant company information all produced by "Now We Know!"
- Field Producer and camera crew to travel and film on site (b-roll and interviews) at location of participants choice upon meeting standard guidelines of production.
- Distribution of 6-8-minute segment to air on CNBC, target air date TBD.
- Production and editing of 3 segments – Corporate Documentary, Broadcast Quality Commercial, and Social Media Highlight Segment.
- "Now We Know!" will provide all raw footage shot on location to participant 30-45 days after segment is distributed.

Production Benchmarks*

1. Production fee, Location Confirmation, and Production Shoot Questionnaire submitted
2. "Now We Know!" reviews all materials and drafts script which will be reviewed and ultimately approved by participant. Location and filming date approved.
3. Filming and editing completed; narratives approved; media scheduled.

* Production subject to begin immediately upon signing Authorization.

Participant Obligations

- Complete and submit "Now We Know!" Preliminary Shoot Questionnaire.
- Provide industry experts (Participant employees or partners) to be interviewed on camera.
- Location for filming.
- Participant to pay production fee as follows: \$21,500 Production Fee (includes all pre and post production) along with \$3,000 continental US location fee submitted with signed contract and invoice (net 30).
- Script reviewed and approved for technical accuracy before shoot date.
- 6-8-minute educational segment to be reviewed and approved for technical accuracy before network distribution.

Disclaimers

- "Now We Know!" preserves editorial control; however, the segment will not be distributed unless approved by participant.
- "Now We Know!" will adhere to CNBC's official practices.
- Participant agrees to be a content expert for "Now We Know!" and acknowledges that narrative format is educational in nature.
- Host Steve Guttenberg's image will only be used for educational purposes.

Participant Print Name, Title

Signature

Scott Marshall, City Manager

Producer Print Name

Signature

Will Barnes, Executive Producer



City of Beaufort
Department Request for City Council Agenda Item

To:	City Council	Date: 11/12/2025
From:	Stephenie Price, Police Chief	
Item Name:	Consideration for Procurement of Noise Ordinance Signs	
Meeting Date:	November 18, 2025	
Department:	Police Department	

Background Information:

Introduction:

The purpose of this agenda item is to request City Council’s consideration and approval for the purchase and installation of noise ordinance signs at key locations throughout the City. These signs are intended to increase public awareness of the City’s established noise regulations, promote voluntary compliance, and support ongoing community quality-of-life initiatives.

Background:

Over the past several months, the City has received an increase in noise-related complaints in both residential and commercial areas. Clear signage serves as a proactive tool to educate residents, visitors, and businesses about permissible noise levels and enforcement provisions under the City’s Noise Ordinance. By improving visibility and communication of these standards, the City can enhance public cooperation, reduce the need for enforcement actions, and strengthen its commitment to maintaining a peaceful environment for all community members.

Legal Authority:

The City’s authority to purchase and install noise ordinance signs is established under its general powers to regulate public health, safety, and welfare, as granted by South Carolina Code of Laws §5-7-30. This statute authorizes municipalities to “enact ordinances, resolutions, and regulations, not inconsistent with the Constitution and general law of this State, relating to the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government.”

Additionally, pursuant to §5-7-40, municipalities may “make contracts and do such other acts in relation to their property and affairs as may be proper in the exercise of their corporate powers.” This includes the authority to procure, install, and maintain public signage necessary to implement and enforce local ordinances.

The City's existing Noise Control Ordinance provides a substantive basis for enforcement, while the signage serves as an administrative and educational extension of that ordinance. The purchase and placement of these signs fall within the City's lawful authority to promote compliance with municipal regulations and enhance public awareness of community standards. Noise ordinance violation is \$465.00, or as set by the municipal judicial authority.

Staff Recommendation:

Staff recommends the purchase of four mobile noise ordinance signs, modeled after those used successfully in the City of Greenville, South Carolina (example provided). The signs would be strategically placed at key locations including Bay and Carteret Street, Bay and Craven Street, Bay and Charles Street, and Boundary and Charles Street. Further, due to the mobility of the signs they may be placed anywhere within the Bay Street business district to increase visibility and public awareness.

Each sign costs approximately \$279, for a total estimated expense of \$1,116. Funding may be allocated from existing departmental signage or community engagement budgets. These mobile signs will provide flexibility for seasonal placement and special events, enhancing voluntary compliance with the City's noise ordinance.

Placed on Agenda For:

Attachments:

1. Sec 9-1008. - Loud and unseemly noise_(002)
2. Noise Complaint Breakdown
3. City of Greenville SC Noise Ord Signs
4. signs for noise examples

- **Sec. 9-1008. - Loud and unseemly noise.**

(a) It shall be unlawful for any person to willfully disturb any neighborhood or business in the City by making or continuing loud and unseemly noises, or by profanely cursing and swearing, or using obscene language. It shall further be unlawful for any person to willfully disturb any neighborhood or business within the city by the use of words which threaten or tend to threaten or incite physical violence, or which endanger or tend to endanger the health and safety of others within the city.

(b) On Bay Street and its sidewalks, bounded by Carteret and Charles Streets, noise generated by the unamplified human voice at a decibel level in excess of seventy (70) [decibels], measured by a Realistic® sound level decimeter, or its equivalent, (adjusted to "A" for weighing voice recordings and response selector on "slow") located fifty (50) feet from the source, between the hours of 10:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 12:00 noon and 6:00 p.m. on Sunday, shall be prima facie loud and unseemly noise (momentary peaks shall not exceed seventy-five (75) decibels). Upon determination that the volume of such unamplified human voice exceeds this decibel level, a police official shall first warn the offending individual(s) of the violation of his/her conduct. Continued measurement of the level of noise by the offending individual(s) exceeding this decibel level after such warning shall constitute prima facie evidence of willful violation of subsection (a).

(c) Except as within the Nighttime Music District as defined in subsection (d) below and on any lot zoned Industrial Park District, the use of horns, radios, phonographs, loud speakers, whistles, exhausts, pile drivers, blowers, or other devices not numerated here, but which cause loud or irritating noises, between the hours of 9:00 p.m. and 8:00 a.m., which are plainly audible from a distance of fifty (50) feet from its source, shall be considered prima facie evidence of a violation of subsection (a), unless such device was used as a danger warning or in some similar emergency or a permit has been granted by the city manager or city council for same. As to properties located within the Nighttime Music District, as defined in subsection (d) below, the following shall apply: (1) the use of horns, radios, phonographs, amplifiers, loudspeakers, whistles, exhausts, pile drivers, blowers, or other devices not numerated here, but which cause loud or irritating noises, between the hours of 10:00 p.m. and 1:00 a.m. on Sunday through Thursday nights only, which are plainly audible from a distance of fifty (50) feet from its source, shall be considered prima facie evidence of violation of subsection (a); and (2) the use of horns, radios, phonographs, amplifiers, loudspeakers, whistles, exhausts, pile drivers, blowers, or other devices not numerated here, but which cause loud or irritating noises, between the hours of 1:00 a.m. and 7:00 a.m., which are plainly audible outside the exterior walls of the building containing its source, shall be considered prima facie evidence of a violation of subsection (a). Notwithstanding any time periods or other provisions of this section, sound (from any of the sources specified herein) which exceeds eighty-five (85) decibels (dB(C)) measured *at any time* at the property line of the establishment from

which the music is being generated shall be considered prima facie evidence of a violation of subsection (a).

(d) *Nighttime Music District.* A Nighttime Music District is hereby established and shall include those parcels and properties and portions of those parcels and properties contained within the following boundaries: all those parcels of land encompassed by the tract bounded on the north by the southern right of way of Bay Street, on the west and the south by the highwater mark of the Beaufort River, and on the east by the western right-of-way of Carteret Street.

The Nighttime Music District is also delineated on the map which is incorporated in this chapter and shown on the next page.

(e) The loud playing of radios, phonographs, tape decks, amplifiers, and loudspeakers, and other sound devices in any public park, outdoor public place, or privately owned or controlled courtyards or outdoor areas, including from vehicles, the sound and/or noise which is substantially audible to the distance of fifty (50) feet or more, shall be prima facie evidence of a violation of subsection (a). Notwithstanding any time periods or other provisions of this section, sound (from any of the sources specified herein) which exceeds eighty-five (85) decibels (dB(C)) measured *at any time* at the property line of the establishment from which the music is being generated shall be considered prima facie evidence of a violation of subsection (a).

(f) There shall be no violation under subsections (c) or (e) of this section for special events provided a permit is first obtained from the city.

(g) It shall be unlawful for any person to drive, propel or otherwise operate a motorized vehicle in a manner which emits loud and unseemly noise, which willfully disturbs any residence, neighborhood or business in the city. The prohibition of this subsection shall include operating a motorized vehicle by rapid throttle advancing (revving) of an internal combustion engine resulting in increased noise from the engine.

(1962 Code, § 22-1; Ord. No. O-12-81, 7-28-81; Ord. No. O-15-91, 4-23-91; Ord. No. O-30-91, 10-22-91; Ord. No. O-23-94, 11-22-94; Ord. No. O-01-00, 1-11-00; Ord. No. O-06-00, 2-8-00; Ord. No. O-09-09, § 1, 3-24-09; Ord. No. O-14-12, §§ 1, 2, 7-10-12; Ord. No. O-5-19, § 6, 6-11-19)

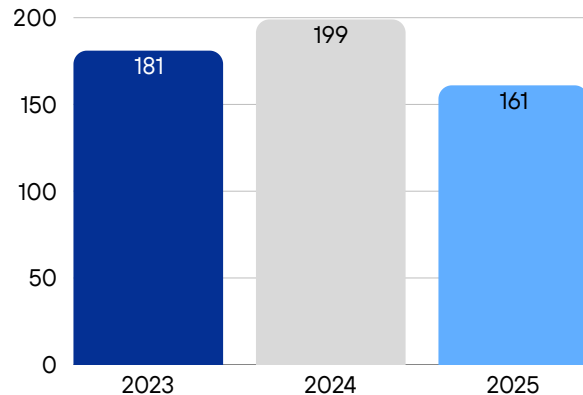
Cross reference— Noise by sidewalk vendors, [§ 7-9008](#)(13).

Noise Complaint CFS Breakdown



2023-2025 | Beaufort Police Department

Total Noise Complaint CFS



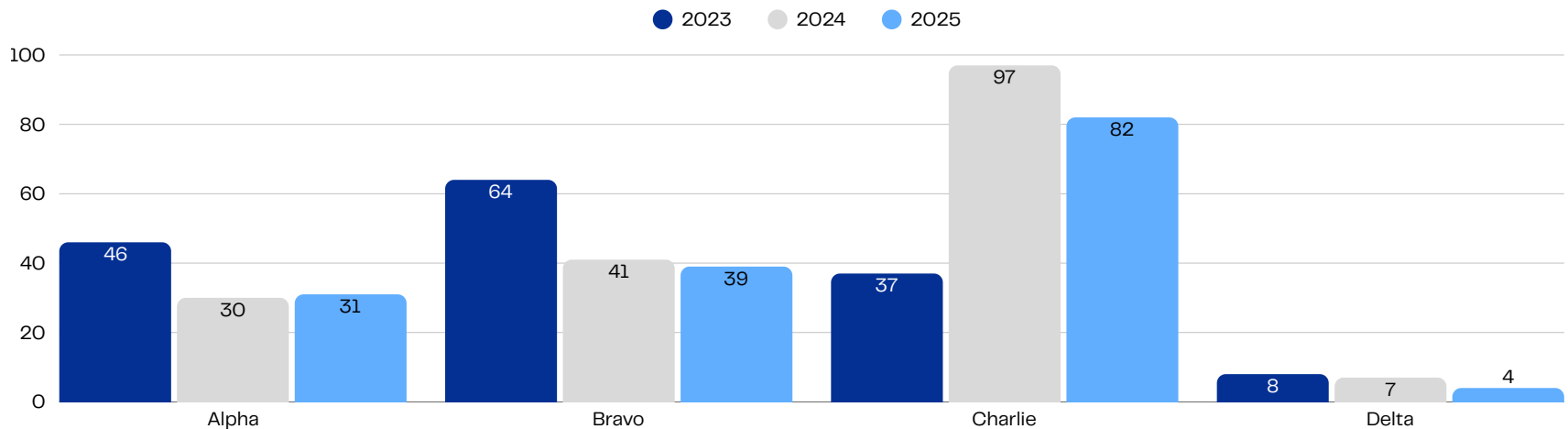
District Breakdown

- **Alpha**
NWQ and Pigeon Point
- **Bravo**
Mossy Oaks
- **Charlie**
Burton/Walmart Area
- **Delta**
Downtown Area

Noise Complaint Response Process

- Officers respond to locate and assess the source of noise.
- If a violation is found, a verbal warning is issued.
- Most individuals comply voluntarily.
- No citations issued in the past three years — all complaints resolved successfully.

Noise Complaint CFS per District



The City of Greenville's noise ordinance has recently been strengthened to give police more tools to address noise issues downtown. Violations occur when noise substantially interferes with the comfortable enjoyment of ordinary people, and police can now measure decibel levels closer to the source (three feet in the central business district).

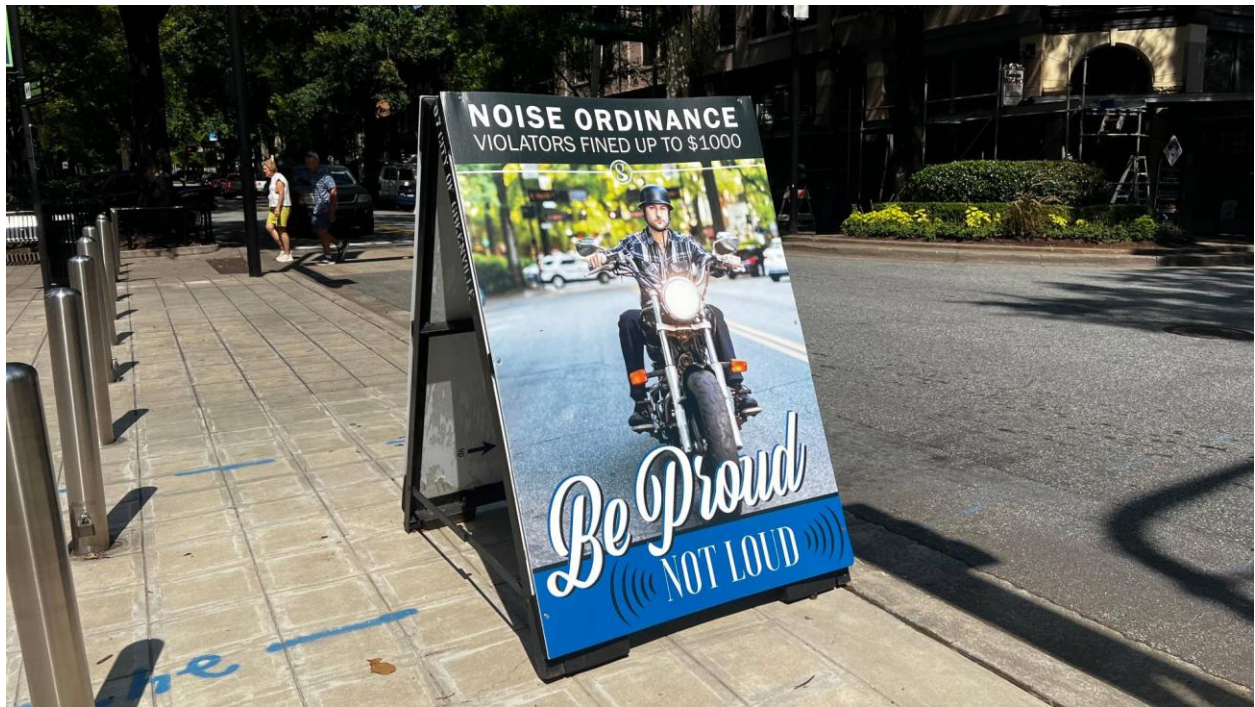
The ordinance prohibits excessive noise, with enforcement measures including warnings or citations with fines up to \$1,000

Key points of the ordinance

- **Substantial interference:** A violation occurs if the noise "substantially interferes with the comfortable enjoyment of persons of ordinary sensibilities," as stated on Greenville.com.
- **Measuring decibel levels:** The distance for measuring decibel levels has been reduced:
 - **Downtown (central business district):** From 25 feet to 3 feet from the sound source.
 - **Outside the central business district:** From 100 feet to 10 feet from the sound source.
- **Enforcement discretion:** Police now have more discretion to issue warnings or citations, and a complaint is no longer required before an officer can take action, notes Greenville.com.
- **Penalties:** Violations can result in citations with fines and court fees potentially adding up to \$1,000
- **Examples of violations:** Excessive noise from loud mufflers, revving engines, and amplified music are specifically mentioned as potential violations, according to [FOX Carolina](#) and [this YouTube video](#).

What is not covered by the ordinance

- Agricultural or farming activities
- Tree harvesting or clearing
- Lawn and yard maintenance activities
- Parades
- Carnivals
- Public social events







City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 11/12/2025
From: Nathan Farrow, Public Works Director
Item Name: Parks & Tree Advisory Committee (PTAC) Duties & Responsibilities
Meeting Date: November 18, 2025
Department: Public Works Department

Background Information:

Introduction:

The Parks and Tree Advisory Committee has requested a review of its current duties and responsibilities as outlined in the City Code. The committee would like to discuss potential updates to its scope of work, including greater involvement in the City's tree management and removal process. Additionally, the discussion will include potential funding considerations to support any expanded committee functions. The committee has requested clarification on the current balance and allowable uses of the City's Tree Fund, including what expenditures are permitted under existing guidelines.

Background:

The Parks and Tree Advisory Committee (PTAC) initially met in May to discuss and vote on proposed changes to their duties and responsibilities. These changes were unanimously approved by the committee at that time. Following subsequent board member changes and scheduling conflicts, Chairwoman Barb Farrior reintroduced the proposed revisions to the newly appointed members to ensure full understanding and support. The committee again voted unanimously in favor of the proposed updates.

At the September PTAC meeting, member Michael Anderson was selected to represent the committee and present their requested changes to City Council for discussion and consideration.

Legal Authority:

S.C. Const art VIII: S.C. Code Ann 5-7-10 - Home Rule

Staff Recommendation:

Public Works will maintain its support for the Parks and Tree Advisory Committee to ensure their priorities are implemented effectively. Staff offers no position or recommendation for Council consideration at this time.

Placed on Agenda For:

Attachments:

1. PTAC Responsibility Timeline
2. Sec. _3_3005. PTAC Recommended Changes

PTAC Responsibility Changes Timeline

- Original Changes made by PTAC were presented during their scheduled meeting on March 24th, 2024.
- PTAC voted to pass the recommended changes during their scheduled meeting on May 23rd, 2024.
- June 2024, PTAC had three members leave due to their terms being completed and one had stepped down from their position.
- July 25th, 2024, PTAC two new members were appointed to the board.
- April 24th, 2025, PTAC added one more member to the board and was allowed time to review and make changes to their responsibilities.
- PTAC approved newly recommended changes to their responsibilities during their scheduled meeting on May 22nd, 2025
- Due to scheduling conflicts and one PTAC member stepping down from the Board, the changes to be presented before council were held off until their work session on Tuesday, November 18th 2025

Sec. 3-3001. Definitions.

Street trees are herein defined as all woody vegetation located in the right-of-way of all publicly-owned streets within the city.

Park trees are herein defined as all woody vegetation which is located in publicly-owned parks and open spaces within the city.

(Ord. No. O-10-14, 4-22-14)

Sec. 3-3002. Creation and establishment of board.

There is hereby created and established the parks and tree advisory commission for the city, which shall consist of five (5) members who are either residents of the City of Beaufort, own property within the city, or either hold or are associated with a business that holds a current City of Beaufort business license. Members shall be appointed by the city council. The park and tree advisory commission shall include two (2) master gardeners or landscapers, one (1) design professional/landscape architect, and two (2) citizen representatives. If a design professional is not available, the commission may utilize the services of a city approved certified arborist.

(Ord. No. O-10-14, 4-22-14; Ord. No. O-16-21, 11-9-21)

Sec. 3-3003. Terms.

All terms shall be for three (3) years. All terms will expire on June 30 of the applicable year. At the end of a term, city council may re-appoint a commission member for another term. Council retains the authority to remove any member of the commission for cause. In the event a vacancy occurs during the term of any member, a successor shall be appointed by city council and will serve out the remainder of the unexpired term. Terms shall be staggered.

(Ord. No. O-10-14, 4-22-14; Ord. No. O-16-21, 11-9-21)

Sec. 3-3004. Compensation.

Members of the commission shall serve without compensation. Members may be reimbursed for actual expenses incurred in the performance of their duties from available funds approved in advance by the administrator.

(Ord. No. O-10-14, 4-22-14)

Sec. 3-3005. Duties and responsibilities.

~~It shall be the responsibility of the commission to maintain and periodically update, an urban forestry management plan which supplements and corresponds with the comprehensive plan for the city. The management plan shall define the species of trees to be utilized as street, easement, right of way, and park trees when appropriate. It will specify the best practices and horticultural requirements for the planting, maintenance and preservation of said trees.~~ It shall provide to the city manager, as requested, an assessment of the city parks and will make recommendations as to improvements, decommissioning, and/or the commissioning of parks and public open spaces within the city. It shall be responsible for the planning of the annual Arbor Day celebration and will recommend necessary procurements. ~~It will be responsible for the maintenance of the requisite data for recertification by the Arbor Day Foundation of the city as a Tree City USA.~~ It shall make recommendations to the

city council for the prioritized allocation of monies from within the city's tree fund account on an annual basis. The commission shall recommend strategies for the implementation of an Urban Forestry Plan and shall collaborate with the City to evaluate and execute the plan. The commission shall also provide recommendations for maintenance schedules for the Urban Forestry Plan should one be selected. It shall be a part of City Tree Removal Appeals and give recommendations based on information provided. It shall be responsible for providing recommendations regarding review and approval of park signage. The commission shall be involved in the development process and provide recommendations for any project regarding City owned Parks, Trees and Right of ways.

(Ord. No. O-10-14, 4-22-14; Ord. O-19-19, 11-12-19)

Sec. 3-3006. Operation.

The commission shall elect a chairperson and a vice-chairperson from its members who shall serve for one (1) year or until reelected, or until a successor is elected. A simple majority of the available members shall constitute a quorum for the transaction of business. All meetings of the commission shall be open to the public. Commission members may attend any regular, special, or emergency meeting of the commission by telephonic or other electronic means, and shall be considered present for all purposes, if the meeting has been properly noticed, and all commission members and members of the public can hear the public proceedings and be heard. Any number of commission members, including all, may attend telephonically or by other electronic means. Commissioners in attendance by telephonic or other electronic means shall have all rights, including, but not limited to, the right to make motions, second motions, and discuss and vote on all matters under consideration by the commission. All procedural rules of the commission shall be revised in order to permit and allow for electronic meetings.

(Ord. No. O-10-14, 4-22-14; Ord. No. O-14-20, § 6, 6-9-20; Ord. No. O-16-21, 11-9-21)

Sec. 3-3007. Reserved.

Editor's note(s)—Ord. No. O-19-19, adopted November 12, 2019, repealed § 3-3007, which pertained to accessory duties and derived from Ord. No. O-10-14, April 22, 2014.

Sec. 3-3008. Review by city council.

The city council shall have the right to review the conduct, acts and decisions of the park[s] and tree advisory commission. Any person may appeal any ruling of the commission to the city council who may hear the matter and make final disposition of same.

(Ord. No. O-10-14, 4-22-14)

Secs. 3-3009—3-3099. Reserved.