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

**City Council Special Meeting and Worksession Agenda
April 28, 2026**

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."

Special Meeting and Worksession - Council Chambers - 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. Invocation and Pledge of Allegiance - Mayor Pro Tem, Michael McFee**
- III. Employee New Hire Recognition**
 - A. Human Resources - Kenia Perdomo
 - B. Public Works - Craig Holland
- IV. Public Comment**
 - A. PLEASE LIMIT YOUR REMARKS TO FIVE MINUTES - The Mayor may interrupt public comments that continue past five minutes, or are disruptive - Persons violating these rules may be required to leave the meeting - [Public Comment Form](#)
- V. Old Business**
 - A. An ordinance amending Part 7 of the Code of Ordinances of the City of Beaufort, South Carolina and Section 3.6.2.C.2 of the Beaufort Development Code to adopt provisions regarding Short-Term Rentals - Second Reading
- VI. Presentations**
 - A. Boards, Commissions and Committees applicant interviews
- VII. Discussion**
 - A. Department Directors Presentation and Capital Projects for the Draft Recommended Fiscal Year 2027 Consolidated Budget
 - B. Discussion on an ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances

VIII. Executive Session

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by City Council- Boards.
Commissions and Committees — Downtown Advisory Board

IX. Adjourn



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/22/2026
From: Curt Freese, Community Development Director
Item Name: An ordinance amending Part 7 of the Code of Ordinances of the City of Beaufort, South Carolina and Section 3.6.2.C.2 of the Beaufort Development Code to adopt provisions regarding Short-Term Rentals - Second Reading
Meeting Date: April 28, 2026
Department: Community Development Department

Background Information:
Introduction:

At first reading on April 21, 2026, council approved the STR ordinance with the following amendments:

- Removed Section S, Special Exceptions as per Council motion.
- Revised Section 7-18002 (a) 1 to state: No more than four percent (4%) of the allowable parcels in the City of Beaufort, from dwelling units as per approved motion.
- Revised Section 7-18002 (a) 2, to state: No more than three percent (3%) of the allowable parcels within the boundaries of the National Historic Landmark District may be STRs.
- Revised Section Sec. 7-18005 (a) 5, as per approved motion, to state:
 - a. First strike: written warning;
 - b. Second strike: \$500 fine;
 - c. Third strike: suspension, revocation, or non-renewal of the business license.

The amendments are incorporated into the ordinance for approval at second reading on April 28, 2026.

Background:

Background of Changes Incorporated from 3/10/26, 4/14/26 Council Meetings and 3/24/26 Council Worksession

The following is a summary of the changes discussed at the three meetings incorporated into the ordinance:

4% Cap on the entire City

Establishes a maximum of 4% of approvable lots citywide that may operate as short-term rentals to limit overall concentration.

3% Cap on National Historic Landmark District

Imposes a stricter 3% cap within the National Historic Landmark District to better preserve historic character and residential integrity. At current numbers, 3% is 32 STRs.

Removal of The Point restriction

Removes restriction in which no STR's may be permitted in the Point neighborhood. Now, the Point will operate under the current 3% cap.

Removal of counting legal non-conforming existing STR's towards the cap

Existing STR's are no longer exempted from the cap, therefore limiting concentration and ability for new STR permits in the City, while still honoring their non-conforming status.

Removal of ADU restriction of owner occupied only

Accessory dwelling units are no longer required to be owner-occupied to qualify as STRs, increasing flexibility for property owners operating STR's.

Addition of one hour notice to owner/manager

Requires the owner or designated agent to respond to complaints within one hour, strengthening accountability and responsiveness.

Addition of notice to adjoining owners at approval

Mandates formal notice to adjoining property owners upon STR approval to improve transparency and neighborhood awareness

Addition of Abandoned and Dilapidated Property Purchaser Incentive

Provides an exemption from caps for purchasers who rehabilitate qualifying abandoned or dilapidated properties honoring their investment based on the previous STR ordinance. Exemption is for properties on the list and if purchased between September 1, 2025 to May 12, 2026.

Addition of Three Strike policy and violations

Implements a tiered yet fair enforcement system where repeated violations within a 12-month period can result in license suspension or revocation. Addition of violation give City more discretion to enforce rules on problem properties. Each strike can only be enforced on one renter at a time, allowing fairness to a STR owner who may inadvertently rent to a problem tenant.

Transfer Language: SC Code § 12-37-3150

Staff has left this section unchanged, as subsections B of the statute allow exemptions for an assessable transfer of interest” (ATI) for corporations.

Recommendation: Approve ordinance at Second Reading

Legal Authority:

S.C. Code § 5-7-30

Staff Recommendation:

Approval.

Placed on Agenda For:

Action

Attachments:

1. City Council Memo
2. STR ORDINANCE
3. Ex A and B STR ordinance new cf47 april 22
4. Ex A and B STR ordinance new cf[47]_Redline Version



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

April 28, 2026

To: City Council

From: Curt Freese, Community Development Director

Re: STR changes Second Reading April 28, 2026

Background:

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- ✓ Revised Section 7-18002 (a) 1 to state: No more than four percent (4%) of the allowable parcels in the City of Beaufort, from dwelling units as per approved motion.
- ✓ Revised Section 7-18002 (a) 2, to state: No more than three percent (3%) of the allowable parcels within the boundaries of the National Historic Landmark District may be STRs.
- ✓ Revised Section Sec. 7-18005 (a) 5, as per approved motion, to state:
 - a. First strike: written warning;
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Establishes a maximum of 4% of approvable lots citywide that may operate as short-term rentals to limit overall concentration.

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Imposes a stricter 3% cap within the National Historic Landmark District to better preserve historic character and residential integrity. At current numbers, 3% is 32 STRs.

Removal of The Point restriction

Removes restriction in which no STR's may be permitted in the Point neighborhood. Now, the Point will operate under the current 3% cap.

Removal of counting legal non-conforming existing STR's towards the cap

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Accessory dwelling units are no longer required to be owner-occupied to qualify as STRs, increasing flexibility for property owners operating STR's.

Addition of one hour notice to owner/manager

Requires the owner or designated agent to respond to complaints within one hour, strengthening accountability and responsiveness.

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Mandates formal notice to adjoining property owners upon STR approval to improve transparency and neighborhood awareness

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Transfer Language: SC Code § 12-37-3150

Staff has left this section unchanged, as subsections B of the statute allow exemptions for an assessable transfer of interest” (ATTI) for corporations.

Recommendation: Approve ordinance at Second Reading

CITY OF BEAUFORT ORDINANCE 2026/11

AN ORDINANCE AMENDING PART 7 OF THE CODE OF ORDINANCES OF THE CITY OF
BEAUFORT, SOUTH CAROLINA AND SECTION 3.6.2.C.2 OF THE BEAUFORT DEVELOPMENT
CODE TO ADOPT PROVISIONS REGARDING SHORT-TERM RENTALS

WHEREAS, the State of South Carolina has conferred to the City of Beaufort (hereinafter “City”) the power to enact ordinances “in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . .” as set forth in S.C. Code Ann. § 5-7-20; and

WHEREAS, pursuant to S.C. Code § 6-1-400 et seq., municipalities are authorized to levy and administer business license taxes and to regulate businesses operating within their corporate limits; and

WHEREAS, the City Council finds that the operation of short-term rentals constitutes a business use requiring business licensing and reasonable regulation to protect residential neighborhood integrity, public safety, and the quiet enjoyment of property; and

WHEREAS, the growth of short-term rentals has created the need for clear standards regarding licensing, safety, density limitations, notification to neighbors, and ongoing compliance; and

WHEREAS, City Council has determined that amendments to Section 7-1001 of the Code of Ordinances and Section 3.6.2.C.2 of the Beaufort Development Code and the adoption of a new Chapter 18 – Short-Term Rentals are necessary and appropriate to establish fair, consistent, and enforceable procedures governing short-term rental operations within the City; and

WHEREAS, Council further finds that the amendments herein are consistent with the City’s police powers and with applicable provisions of state law, including but not limited to S.C. Code §§ 12-43-220(c), 12-37-3150, 27-32-10(9), and 27-32-250(1); and

WHEREAS, City Council has duly considered these amendments following required notice, public readings, and deliberation in accordance with S.C. Code § 5-7-270; and

WHEREAS, the Planning Commission has the duty to review and make recommendations to the City Council regarding amendments to the text of the Beaufort Development Code pursuant to Sections 9.16 and 10.2.1.A.3.b. of the Beaufort Development Code; and

WHEREAS, the Planning Commission has reviewed and made recommendations for the amendment of Section 3.6.2.C.2 of the Beaufort Development Code; and

WHEREAS, a public hearing before the Beaufort Planning Commission was held regarding changes to the recommended amendments on September 15, 2025, with notice of the hearing published in *The Beaufort Gazette* on August 28, 2025; and

WHEREAS, Council has reviewed the proposed amendment to Section 3.6.2.C.2 of the Beaufort Development Code and finds that it is appropriate to approve that proposed amendment with modifications.

NOW, THEREFORE, BE IT ORDAINED THAT THE FOLLOWING SECTIONS OF THE CITY OF BEAUFORT CODE OF ORDINANCES ARE MODIFIED AS DESCRIBED BELOW:

1. Section 1. Amendment to Code of Ordinances. The last sentence of subsection 7-1001(d) of the Code of Ordinances, which reads: “All short-term rentals require a business license.” shall be stricken. The remainder of subsection 7-1001(d) shall remain unaffected.
2. Section 2. Creation of New Chapter. A new chapter entitled: “CHAPTER 18. – SHORT-TERM RENTALS” the text of which is attached hereto as Exhibit A, is hereby added to Part 7 of the Code of Ordinances.
3. Section 3. Amendment to Development Code. Section 3.6.2.C.2 of the Beaufort Development Code is hereby stricken and replaced with the following: “2. Short Term Rental: Issuance of a City business license for the operation of a short-term rental.”
4. Section 4. Severability. If any section, subsection, or provision of this Ordinance is held invalid, such invalidity shall not affect other provisions.
5. Section 5. Effective Date. This Ordinance shall become effective upon second and final reading and adoption by City Council, in accordance with S.C. Code § 5-7-270.

PHILIP E. CROMER, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK

1st Reading: _____

2nd Reading & Adoption: _____

EXHIBIT A

CHAPTER 18. – SHORT TERM RENTALS

Sec. 7-18001. - Definitions.

- (a) Designated Agent. An attorney, real estate agent, or property manager licensed in the State of South Carolina who has been designated by the owner of a short term rental to act on the owner's behalf relating to the business and operation of the short term rental.
- (b) Dwelling Unit. A room or group of internally connected rooms that may be either an improvement to real property or a boat in an approved marina that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
- (c) Investment Short Term Rental ("ISTR"). A short term rental that is not the legal residence of the owner.
- (d) Legal Residence. A dwelling unit taxed on an assessment equal to four percent of the fair market value of the property assigned a 4% property tax ratio by the Beaufort County Assessor's Office under the requirements pursuant to S.C. Code § 12-43-220(c).
- (e) Owner-Occupied Short Term Rental ("OSTR"). A short term rental which is the legal residence of the owner of the short term rental.
- (f) Parcel. A piece of real property to which Beaufort County has assigned a unique property identification number.
- (g) STR Occupant. Any person who rents a short term rental.
- (h) Short Term Rental ("STR"). A dwelling unit, or any portion thereof, rented for the purpose of overnight lodging for any periods of less than thirty (30) days and used in a manner consistent with the residential character of the dwelling. The following are not considered STRs:
 - a. Tourist accommodations, including hotels, motels, inns, and bed and breakfasts;
 - b. Dwelling units which are subject to "vacation time sharing plans" as defined in S.C. Code § 27-32-10(9); and
 - c. Dwelling units which are subject to "vacation multiple ownership interests" as defined in S.C. Code § 27-32-250(1).
- (i) Conveyance. An assessable transfer of interest in real estate triggering an appraisal and reassessment for taxation purposes as defined described by SC Code § 12-37-3150.
- (j) Notice: Within ten (10) days following the approval and issuance of a business license for a short-term rental, the City shall provide written notice to all owners of adjoining properties, including those directly adjacent, diagonally adjacent, and across any street or alley. Such notice shall be sent via first-class mail. The notice shall include the following:
 - (1) The Street address of the Short Term Rental;
 - (2) The name and contact information of the licensee or designated local agent;
 - (3) A summary of applicable Short Term Rental Regulations; and
 - (4) Contact information for reporting complaints or concerns to the Codes Enforcement/Business License department.

Sec. 7-18002. - Requirements for Licensure of STRs.

(a) Limitation on Number of STRs.

- (1) No more than four percent (4%) of the allowable parcels in the City of Beaufort zoned T3-S, T3-N, T4-HN, T4-N, and T5-UC may be STRs.
- (2) No more than three percent (3%) of the allowable parcels within the boundaries of the National Historic Landmark District may be STRs.
- (3) In the event that a business license would be issued but for the application of the above-described cap on number of STRs, the proposed STR will be added to a waitlist. When the cap on the number of STRs for the City is no longer met, the City shall utilize the waitlist to determine licensing for new STRs.
- (4) There shall be no more than one STR per parcel of real property.

(b) Limitation on Adjacency of STRs.

- (1) No STR may be located closer than three hundred feet (300') to any other STR. The distance between STRs shall be located from the closest point between boundary lines of the parcels of real property on which the STRs are located.
- (2) Any properly licensed STR operating before the effective date of this ordinance is exempt from this requirement unless and until there is a conveyance of the STR, there is a revocation of the STR owner's business license, or the STR has not been rented for a period of six months or more.

(c) Accessory Structures as STRs.

- (1) Accessory structures, to include without limitation, accessory dwelling units, carriage houses, or pool houses, may be used as an STR subject to the provision that there shall be no more than one STR per parcel of real property.

(d) The minimum stay for STRs is two nights.

(e) Parking

- (1) Parking shall be provided on-site and located to the side or rear of the dwelling.
- (2) On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the license official.
- (3) If formalized parking is provided on the street(s) adjacent to the STR, this may be utilized in lieu of on-site parking.
- (4) The number of vehicles allowed to be parked at a STR shall be determined in the discretion of the license official and be based on the number of bedrooms and the design of the driveway.

(f) The owner or designated agent of the STR shall utilize a rental agreement which specifies the following:

- (1) The minimum stay;
- (2) The maximum number of guests;
- (3) The maximum number of vehicles permitted at the unit;
- (4) Where guests are to park;
- (5) Reference to and inclusion of a copy of the City's noise ordinance;
- (6) The prohibition of large gatherings such as weddings and reunions unless specifically approved by the City;
- (7) That pets, if permitted, are not to be left outside unattended.

(g) Property Management. The owner or designated agent shall maintain a property management plan which specifies:

- (1) Whether the owner or designated agent will be managing the property;
 - (2) That the person managing the property must be available to appear on the premises to respond to a complaint within one hour of being notified by the City;
 - (3) That there is a back-up property manager, unless the owner or registered agent certifies that the STR will not be rented when the owner or registered agent is not physically present in the City; and
 - (4) That the license official will be notified immediately when any information contained in the property management plan is changed.
- (h) Rental rules, including use of the sanitation and recycling roll-carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the STR.
- (i) On-site signs are prohibited.
- (j) A monitored fire alarm is required for all STRs except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc>. Existing facilities not meeting this requirement shall be brought into conformance within six months of the date of adoption of this Code.
- (k) Outside Approvals Required.
 - (1) For properties subject to restrictive covenants, written confirmation from the president of the homeowners association that short term rentals are permitted on the property is required. If the homeowners association president fails or refuses to provide such confirmation or there is no active homeowners association, the property owner must provide other documentation which confirms that short term rentals are not prohibited on the property.
 - (2) For multifamily structures and developments, property management for the structure or development must provide written approval of the proposed short term rental.
- (l) The owner of the STR must make proper payment of local, county, state, and federal taxes.
- (m) The STR shall be subject to and pass an inspection by the City for the purposes of confirming the safety of the STR and the STR's compliance with the City's ordinances and other applicable law.
- (n) The STR shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County, and the State of South Carolina.
- (o) No STR may operate in a dwelling unit for which a certificate of occupancy has not been issued.
- (p) STRs shall only be operated by the owner of the STR or a Designated Agent.
- (q) An annual short term rental fee, as set by City Council and reviewed periodically, shall be paid in addition to the business license tax required by Sec. 7-1004.
- (r) STR Occupancy.
 - (1) The maximum number of adult guests shall be no more than two per bedroom;
 - (2) STR occupants may not host events attended by more than twenty-five people; and

- (3) STR occupants may not play outdoor amplified music, including without limitation bands, deejays, music broadcast through speakers and electronic musical instruments.
- (s) Abandoned and Dilapidated Property Purchaser Incentive.
 - (1) Notwithstanding the caps established in this section, a Short Term Rental permit may be issued to a purchaser of a property that:
 - i. Was identified by the City of Beaufort on an official abandoned and/or dilapidated property list at any time between September 1, 2025, and May 12, 2026 and
 - ii. Was acquired by the current owner during that same time period; and
 - iii. Has been brought into full compliance with all applicable building, safety, and zoning requirements following acquisition; and
 - iv. Has received a certificate of occupancy or final inspection approval.
 - (2) The exemption provided herein shall apply only to the initial purchaser who rehabilitated the property and shall not run with the land. Any subsequent conveyance of the property shall subject the Short Term Rental to all applicable caps and regulations in effect at that time.
 - (3) Permits issued under this subsection shall not count toward the caps established herein.”

Sec. 7-18003. – Addendum to Business License Application.

- (a) When seeking a business license for the operation of a STR, the STR’s owner or designated agent shall submit a STR Addendum with the business license application required by Sec. 7-1005.
- (b) The STR Addendum shall be in a form prepared by and maintained by the license official and shall provide the information necessary for the license official to determine whether the proposed STR is compliant with the requirements of Sec. 7-18002.
- (c) Only the STR’s owner or designated agent may submit a STR Addendum.
- (d) A revised STR Addendum shall be submitted to the license official within sixty (60) days following any change in the information provided in a prior STR Addendum.

Sec. 7-18004 Violations.

The following shall constitute violations of this Chapter, including but not limited to:

- a) Operating or advertising a short term rental without a valid business license;
- b) Providing false or incomplete information on any application or required document;
- c) Exceeding occupancy limits or allowing unauthorized events or gatherings;
- d) Failure to comply with parking requirements or exceeding approved vehicle limits;
- e) Failure to comply with noise, trash, litter, or other nuisance ordinances;
- f) Failure to post required information within the short term rental;
- g) Failure of the owner or designated agent to respond to complaints within the required time;
- h) Renting separate rooms or portions of a dwelling unit under multiple contracts simultaneously;
- i) Advertising or operating the property in a manner inconsistent with this Chapter;
- j) Failure to maintain required safety equipment or pass required inspections;

- k) Failure to maintain required licenses, permits, or tax compliance;
- l) Any violation of City ordinances arising from the use of the property as a short term rental.

Sec. 7-18005 – Enforcement.

(a) Three-Strike Enforcement Policy.

(1) A strike shall be assessed when the owner, designated agent, occupant, or guest is convicted of or found responsible for a violation of this Chapter or other applicable City ordinances related to the use of the short term rental.

(2) Strikes shall be counted on a rolling twelve (12) month period.

(3) Multiple violations occurring during a single rental period shall constitute one strike.

(4) The City shall provide written notice of each strike to the licensee or designated agent.

(5) Enforcement shall proceed as follows:

a. First strike: written warning;

b. Second strike: \$500 fine;

c. Third strike: suspension, revocation, or non-renewal of the business license.

(6) Upon a third strike within a twelve (12) month period, the licensee shall be deemed to have violated the conditions of the business license and shall be subject to revocation proceedings pursuant to Sec. 7-1016.

(7) Strikes shall reset upon a bona fide transfer of ownership with no common ownership interest.

(8) Strikes are cumulative and in addition to all other penalties authorized by law.

(b) Any person who has violated any of the provisions of this chapter is deemed to have “breached any condition upon which the license was issued or has failed to comply with the provisions of this chapter” for the purposes of Sec. 7-1016(2).

(c) Any person violating any provision of this chapter shall be deemed guilty of an offense and shall be subject to a fine of up to five hundred dollars (\$500.00) or imprisonment for not more than thirty (30) days or both, upon conviction. Each day of violation shall be considered a separate offense. Punishment for violation shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this chapter.

(d) Any person who operates a STR without a business license shall be subject to the above-stated penalties and shall be prohibited from receiving a business license for the operation of STR for a period of two years.

Exhibit B

Text of Sec. 3.6.2.C.2. to be stricken and replaced with the following:

3.6.2.C.2. Short Term Rental: Issuance of a City business license for the operation of a short term rental.

EXHIBIT A

CHAPTER 18. – SHORT TERM RENTALS

Sec. 7-18001. - Definitions.

- (a) Designated Agent. An attorney, real estate agent, or property manager licensed in the State of South Carolina who has been designated by the owner of a short term rental to act on the owner's behalf relating to the business and operation of the short term rental.
- (b) Dwelling Unit. A room or group of internally connected rooms that may be either an improvement to real property or a boat in an approved marina that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
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- (h) Short Term Rental ("STR"). A dwelling unit, or any portion thereof, rented for the purpose of overnight lodging for any periods of less than thirty (30) days and used in a manner consistent with the residential character of the dwelling. The following are not considered STRs:
 - a. Tourist accommodations, including hotels, motels, inns, and bed and breakfasts;
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 - (2) The name and contact information of the licensee or designated local agent;
 - (3) A summary of applicable Short Term Rental Regulations; and
 - (4) Contact information for reporting complaints or concerns to the Codes Enforcement/Business License department.

Sec. 7-18002. - Requirements for Licensure of STRs.

(a) Limitation on Number of STRs.

- (1) No more than four percent (4%) of the allowable parcels in the City of Beaufort zoned T3-S, T3-N, T4-HN, T4-N, and T5-UC may be STRs.
- (2) No more than three percent (3%) of the allowable parcels within the boundaries of the National Historic Landmark District may be STRs.
- (3) In the event that a business license would be issued but for the application of the above-described cap on number of STRs, the proposed STR will be added to a waitlist. When the cap on the number of STRs for the City is no longer met, the City shall utilize the waitlist to determine licensing for new STRs.
- (4) There shall be no more than one STR per parcel of real property.

(b) Limitation on Adjacency of STRs.

- (1) No STR may be located closer than three hundred feet (300') to any other STR. The distance between STRs shall be located from the closest point between boundary lines of the parcels of real property on which the STRs are located.
- (2) Any properly licensed STR operating before the effective date of this ordinance is exempt from this requirement unless and until there is a conveyance of the STR, there is a revocation of the STR owner's business license, there is a revocation of the STR's business license, or the STR has not been rented for a period of six months or more.

(c) Accessory Structures as STRs.

- (1) Accessory structures, to include without limitation, accessory dwelling units, carriage houses, or pool houses, may be used as an STR subject to the provision that there shall be no more than one STR per parcel of real property.

(d) The minimum stay for STRs is two nights.

(e) Parking

- (1) Parking shall be provided on-site and located to the side or rear of the dwelling.
- (2) On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the license official.
- (3) If formalized parking is provided on the street(s) adjacent to the STR, this may be utilized in lieu of on-site parking.
- (4) The number of vehicles allowed to be parked at a STR shall be determined in the discretion of the license official and be based on the number of bedrooms and the design of the driveway.

(f) The owner or designated agent of the STR shall utilize a rental agreement which specifies the following:

- (1) The minimum stay;
- (2) The maximum number of guests;
- (3) The maximum number of vehicles permitted at the unit;
- (4) Where guests are to park;
- (5) Reference to and inclusion of a copy of the City's noise ordinance;
- (6) The prohibition of large gatherings such as weddings and reunions unless specifically approved by the City;
- (7) That pets, if permitted, are not to be left outside unattended.

- (g) Property Management. The owner or designated agent shall maintain a property management plan which specifies:
 - (1) Whether the owner or designated agent will be managing the property;
 - (2) That the person managing the property must be available to appear on the premises to respond to a complaint within one hour of being notified by the City;
 - (3) That there is a back-up property manager, unless the owner or registered agent certifies that the STR will not be rented when the owner or registered agent is not physically present in the City; and
 - (4) That the license official will be notified immediately when any information contained in the property management plan is changed.
- (h) Rental rules, including use of the sanitation and recycling roll-carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the STR.
- (i) On-site signs are prohibited.
- (j) A monitored fire alarm is required for all STRs except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc>. Existing facilities not meeting this requirement shall be brought into conformance within six months of the date of adoption of this Code.
- (k) Outside Approvals Required.
 - (1) For properties subject to restrictive covenants, written confirmation from the president of the homeowners association that short term rentals are permitted on the property is required. If the homeowners association president fails or refuses to provide such confirmation or there is no active homeowners association, the property owner must provide other documentation which confirms that short term rentals are not prohibited on the property.
 - (2) For multifamily structures and developments, property management for the structure or development must provide written approval of the proposed short term rental.
- (l) The owner of the STR must make proper payment of local, county, state, and federal taxes.
- (m) The STR shall be subject to and pass an inspection by the City for the purposes of confirming the safety of the STR and the STR's compliance with the City's ordinances and other applicable law.
- (n) The STR shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County, and the State of South Carolina.
- (o) No STR may operate in a dwelling unit for which a certificate of occupancy has not been issued.
- (p) STRs shall only be operated by the owner of the STR or a Designated Agent.
- (q) An annual short term rental fee, as set by City Council and reviewed periodically, shall be paid in addition to the business license tax required by Sec. 7-1004.
- (r) STR Occupancy.
 - (1) The maximum number of adult guests shall be no more than two per bedroom;
 - (2) STR occupants may not host events attended by more than twenty-five people; and

- (3) STR occupants may not play outdoor amplified music, including without limitation bands, deejays, music broadcast through speakers and electronic musical instruments.

~~(c) Special Exception~~

~~(1) Purpose. The purpose of this section is to provide a limited, discretionary process for property owners to obtain approval for one or more additional Short-Term Rental (STR) licenses beyond any numerical cap, or per parcel restriction established elsewhere in this Chapter, while protecting neighborhood character, public safety, and the overall balance of residential uses.~~

~~(2) Applicability.~~

~~This section applies notwithstanding any other provision limiting the number of STR licenses (e.g., city-wide cap, neighborhood percentage cap, or one STR per parcel rule). A special exception may be granted only for properties that are otherwise eligible for an STR license under this Chapter.~~
~~(C) Eligible Criteria. An applicant may qualify for a special exception upon demonstrating at least one of the following:~~

- ~~i. Medical Hardship. The owner (or the owner's spouse, parent, child, or dependent) has a documented medical condition that prevents the owner from occupying the property as a primary residence and requires income from additional rental(s) to offset care costs or mortgage obligations.~~
- ~~ii. Inheritance or Estate Transfer. The property was inherited or received through probate/estate proceedings, and the additional license is needed to maintain financial viability during transition.~~
- ~~iii. Owner Occupied Hardship or Expansion. The owner resides on the property and seeks to convert an accessory dwelling unit (ADU), carriage house, or similar structure into an additional STR while maintaining primary occupancy.~~
- ~~iv. Unique Circumstances. Other exceptional circumstances (e.g., documented economic hardship tied to the property, historic preservation needs, or public benefit) that the decision-maker finds consistent with the purpose of this section and not contrary to the public interest.~~

~~(3) Application Requirements~~

~~The applicant must submit to the Business License Administrator (or designated City official):~~

- ~~i. A completed Special Exception Application Form.~~
- ~~ii. A non-refundable application fee, the amount of which shall be set by the City's Fee Schedule as reflected in the current Fiscal Year Consolidated Budget Ordinance, or amendments thereto, as applicable.~~
- ~~iii. Supporting documentation (medical records with HIPAA-compliant release, probate documents, tax records, site plans, etc.).~~

- ~~iv. A statement addressing potential neighborhood impacts (parking, noise, traffic) and proposed mitigation measures.~~
- ~~v. Proof of current compliance with all STR requirements (business license, safety inspection, registration, etc.).~~
- ~~vi. Any other information reasonably requested by the Administrator.~~

~~(4) Decision-Making Process.~~

~~The Business License Administrator shall review the application and may approve, approve with conditions, or deny it within 30 days. The Administrator shall consider:~~

- ~~i. Compliance with eligibility criteria;~~
- ~~ii. Impact on neighborhood character and concentration of STRs;~~
- ~~iii. Public safety and code compliance;~~
- ~~iv. Consistency with the Comprehensive Plan and this Chapter.~~
- ~~v. Written findings of fact and conclusions shall accompany the decision.~~
- ~~vi. Notice of the application may be sent to adjacent property owners at the Administrator's discretion.~~

~~(5) Conditions of Approval~~

~~Any granted special exception may include reasonable conditions, such as:~~

- ~~i. Annual recertification of hardship;~~
- ~~ii. Additional parking or noise mitigation requirements;~~
- ~~iii. Limits on rental frequency or maximum occupancy;~~
- ~~iv. Revocation triggers for noncompliance;~~
- ~~v. Time limited approval (e.g., 1-3 years, renewable).~~

~~(6) Appeal.~~

~~Any denial or imposed condition may be appealed to the City Council (or a designated Hearing Officer) within 30 days. The appeal shall be heard at a public meeting with notice. The Council's decision is final.~~

~~(7) Termination and Revocation.~~

~~A special exception license terminates upon:~~

- ~~i. Transfer of the property (unless inheritance exception applies), failure to recertify qualifying conditions, or violation of any condition.~~
- ~~ii. The license may be revoked administratively for repeated violations of this Chapter (three or more within 12 months) or for providing false information.~~
- ~~iii. Medical hardship exceptions shall be limited to one additional license per owner.~~

~~(8) Non-Transferability-~~

~~Special exception licenses issued under this section are non-transferable except in cases of approved inheritance.~~

(s) Abandoned and Dilapidated Property Purchaser Incentive.

(9) Notwithstanding the caps established in this section, a Short Term Rental permit may be issued to a purchaser of a property that:

- i. Was identified by the City of Beaufort on an official abandoned and/or dilapidated property list at any time between September 1, 2025, and May 12, 2026 and
- ii. Was acquired by the current owner during that same time period; and
- iii. Has been brought into full compliance with all applicable building, safety, and zoning requirements following acquisition; and
- iv. Has received a certificate of occupancy or final inspection approval.

(10) The exemption provided herein shall apply only to the initial purchaser who rehabilitated the property and shall not run with the land. Any subsequent conveyance of the property shall subject the Short Term Rental to all applicable caps and regulations in effect at that time.

(11) Permits issued under this subsection shall not count toward the caps established herein.”

Sec. 7-18003. – Addendum to Business License Application.

- (a) When seeking a business license for the operation of a STR, the STR’s owner or designated agent shall submit a STR Addendum with the business license application required by Sec. 7-1005.
- (b) The STR Addendum shall be in a form prepared by and maintained by the license official and shall provide the information necessary for the license official to determine whether the proposed STR is compliant with the requirements of Sec. 7-18002.
- (c) Only the STR’s owner or designated agent may submit a STR Addendum.
- (d) A revised STR Addendum shall be submitted to the license official within sixty (60) days following any change in the information provided in a prior STR Addendum.

Sec. 7-18004 Violations.

The following shall constitute violations of this Chapter, including but not limited to:

- a) Operating or advertising a short term rental without a valid business license;
- b) Providing false or incomplete information on any application or required document;
- c) Exceeding occupancy limits or allowing unauthorized events or gatherings;
- d) Failure to comply with parking requirements or exceeding approved vehicle limits;
- e) Failure to comply with noise, trash, litter, or other nuisance ordinances;
- f) Failure to post required information within the short term rental;
- g) Failure of the owner or designated agent to respond to complaints within the required time;
- h) Renting separate rooms or portions of a dwelling unit under multiple contracts simultaneously;
- i) Advertising or operating the property in a manner inconsistent with this Chapter;

- j) Failure to maintain required safety equipment or pass required inspections;
- k) Failure to maintain required licenses, permits, or tax compliance;
- l) Any violation of City ordinances arising from the use of the property as a short term rental.

Sec. 7-18005 – Enforcement.

(a) Three-Strike Enforcement Policy.

- (1) A strike shall be assessed when the owner, designated agent, occupant, or guest is convicted of or found responsible for a violation of this Chapter or other applicable City ordinances related to the use of the short term rental.
 - (2) Strikes shall be counted on a rolling twelve (12) month period.
 - (3) Multiple violations occurring during a single rental period shall constitute one strike.
 - (4) The City shall provide written notice of each strike to the licensee or designated agent.
 - (5) Enforcement shall proceed as follows:
 - a. First strike: written warning;
 - b. Second strike: ~~final warning~~ \$500 fine;
 - c. Third strike: suspension, revocation, or non-renewal of the business license.
 - (6) Upon a third strike within a twelve (12) month period, the licensee shall be deemed to have violated the conditions of the business license and shall be subject to revocation proceedings pursuant to Sec. 7-1016.
 - (7) Strikes shall reset upon a bona fide transfer of ownership with no common ownership interest.
 - (8) Strikes are cumulative and in addition to all other penalties authorized by law.
- (b) Any person who has violated any of the provisions of this chapter is deemed to have “breached any condition upon which the license was issued or has failed to comply with the provisions of this chapter” for the purposes of Sec. 7-1016(2).
 - (c) Any person violating any provision of this chapter shall be deemed guilty of an offense and shall be subject to a fine of up to five hundred dollars (\$500.00) or imprisonment for not more than thirty (30) days or both, upon conviction. Each day of violation shall be considered a separate offense. Punishment for violation shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this chapter.
 - (d) Any person who operates a STR without a business license shall be subject to the above-stated penalties and shall be prohibited from receiving a business license for the operation of STR for a period of two years.

Exhibit B

Text of Sec. 3.6.2.C.2. to be stricken and replaced with the following:

3.6.2.C.2. Short Term Rental: Issuance of a City business license for the operation of a short term rental.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/23/2026
From: Traci Guldner, City Clerk
Item Name: Boards, Commissions and Committees applicant interviews
Meeting Date: April 28, 2026
Department: City Managers Office

Background Information:

Introduction:

Applicants will be interviewing for various seats that are coming due on our Boards, Commissions and Committees. They are listed below:

Cultural District Advisory Board - Mary Lurry, Mitzi McClure

Downtown Advisory Board - Kevin Cuppia, Reese Fazekas, Charlotte Lawrence, Jared Madison, George Oehlert, Chris Ramm, Hannah Ricard, Kanani Robinson, Peggy Simmer

Historic District Review Board - Eric Berman, Richard Drake, Krystal Hudson

Planning Commission - Bill Bardenwerper, Krystal Hudson, William Hudson, William Suter

Tourism Development Advisory Board - Williams McCain Kerr, Lily Moss, Randy Novick, Suzanne Ramm, Allen Theridge

Zoning Board of Appeals - Zachary Graber, Williams McCain Kerr

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. Mary Lurray - CDAB - 4-8-26_Redacted
2. Mitzi McClure - CDAB - 3-1-26_Redacted
3. Kevin Cuppia - DAB - 4-22-26_Redacted
4. Reese Fazekas - DAB - 3-16-26_Redacted
5. Charlotte Lawrence - DAB - 3-18-26_Redacted
6. Jared Madison - DAB - 2-28-26_Redacted
7. George Oehlert - DAB - 3-14-26_Redacted
8. Chris Ramm - DAB - 3-24-26_Redacted
9. Hannah Ricard - DAB - 2-18-26_Redacted
10. Kanani Robinson - DAB - 2-28-26_Redacted
11. Peggy Simmer - DAB - 3-16-26_Redacted
12. Eric Berman - HDRB - 1-22-26_Redacted
13. Richard Drake - HDRB - 4-14-26_Redacted
14. Crystal Hudson - HDRB and PC - 4-14-26_Redacted
15. Bill Bardenwerper - PC - 1-22-26_Redacted
16. William Hudson, PC - 4-15-26_Redacted
17. William Suter - PC - 12-30-25_Redacted
18. Allen Etheridge - TDAC - 5-15-25_Redacted
19. Williams McCain Kerr - TDAC - ZBOA - 4-7-26_Redacted
20. Lily Moss - TDAC - 4-15-26_Redacted
21. Randy Novick - TDAC - 2-26-26_Redacted
22. Suzanna Taylor Ramm - TDAC - 3-18-26_Redacted
23. Zach Graber - ZBOA - 3-26-26_Redacted

Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, April 8, 2026 7:14 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Cultural District Advisory Board (CDAB)

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Mary

Last Name Lurry

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you

Field not completed.

Business address

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I have worked for a performing arts nonprofit in FTW Texas and also for a national museum.
Please Enter Basic Resume Information Below	USCB 3 years Director of Development University of Oklahoma 6 years External Relations ED National Cowboy & Western Heritage Museum Director 3 years United Ways in Dallas, Baltimore and Houston Director 15 years
Electronic Signature Agreement	I agree.
Electronic Signature	Mary F. Lurry

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Traci Guldner

From: noreply@civicplus.com
Sent: Sunday, March 1, 2026 5:17 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Cultural District Advisory Board (CDAB)

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Mitzi

Last Name McClure

Home address

City Beaufort

State SC

Zip 29401

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you

Field not completed.

Business address

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I'm interested in serving another term on the Beaufort Cultural Arts Board because I care deeply about the role the arts play in strengthening our community. Over the past term, I've had the opportunity to contribute to projects and conversations that highlight Beaufort's unique cultural identity, support local artists, and expand access to the arts for residents and visitors alike. That work has been meaningful to me, and I would welcome the chance to continue it. My time on the board has given me a clear understanding of both our opportunities and our challenges. I've built strong working relationships with fellow board members, city partners, and community organizations, and I believe that continuity will help us keep momentum on the initiatives already underway, especially the upcoming Taste of the Arts Festival being held in collaboration with A Taste of Beaufort. I am also working with the Cultural Arts Advisory Board to evaluate and repair the benches the board has placed throughout downtown. I'm especially committed to supporting programs that broaden participation, elevate diverse voices, and ensure that the arts remain a vibrant and accessible part of life in Beaufort. I'm proud of what we've accomplished so far, and I feel there is still important work ahead. Serving another term would allow me to continue contributing my time, energy, and perspective to help advance the board's mission and support the cultural vitality of our community.
Please Enter Basic Resume Information Below	Professional Summary Registered Nurse with extensive experience in care management, community engagement, and long-term patient support. Over 30 years of nursing experience, including more than a decade in Medicaid managed care. Known for strong communication skills, collaborative relationships, and a deep commitment to serving the Beaufort community. Education Clemson UniversityBachelor of Science in Nursing, 1986 Professional Experience Care Manager, Registered NurseMedicaid Managed Care Organization 2009–Present Provide comprehensive care management for Medicaid members, focusing on health education, care coordination, and

improved health outcomes.

Collaborate with interdisciplinary teams to ensure members receive appropriate services and support.

Maintain long-term caseloads with a focus on continuity, advocacy, and patient-centered care.

Community Involvement

Member, First Presbyterian Church Beaufort, SC

Cultural Arts Board Member City of Beaufort, SC | 2023–Present

Contribute to initiatives that strengthen Beaufort’s cultural identity and expand access to the arts.

Support planning for the upcoming Taste of the Arts Festival in partnership with A Taste of Beaufort.

Participate in evaluation and repair of public benches installed downtown as part of the board’s arts infrastructure efforts.

Advocate for inclusive arts programming that elevates diverse voices and broadens community participation.

Additional Background

Relocated permanently to Beaufort in 2021 after living in Charleston, SC for more than 30 years.

Married to Arnie McClure for 39 years.

Mother of three adult children and 2 (soon to be 3) grandchildren, all residing in the Beaufort area.

Electronic Signature Agreement

I agree.

Electronic Signature

Mitzi McClure

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, April 22, 2026 10:44 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name KEVIN

Last Name CUPPIA

Home address

City BEAUFORT

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Own property in the city?, Have a current business license?

Business address

Business hours	modern jewelers
Statement of qualifications and interest	Have been a business owner for over 40 years. I own several properties downtown. Was on the original Downtown Merchants board in the early 80's. I served on the Main Street board each year of its existence, holding several positions on the Promotions, Economic Redevelopment, and Parking Committees.
Please Enter Basic Resume Information Below	See above!
Electronic Signature Agreement	I agree.
Electronic Signature	KEVIN CUPPIA

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Traci Guldner

From: noreply@civicplus.com
Sent: Monday, March 16, 2026 1:58 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Reese

Last Name Fazekas

Home address

City Bluffton

State SC

Zip 29910

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you Have a current business license?

Business address

Business hours	10:00-5:30 Monday-Saturday, 12:00-5:00 Sunday
Statement of qualifications and interest	My name is Reese Fazekas an I am interested in the Business Representative Position as part of the Downtown Advisory Board. I am apart of a family-run business that has just celebrated its 14th year in Downtown Beaufort. Through operating Olive the Above and interacting with locals, visitors, and other business owners, I have a strong understanding of the needs and opportunities within downtown. I can bring a fresh new perspective particularly as a younger member of the community who represents the next generation of local business owners and residents.
Please Enter Basic Resume Information Below	I am a 2020 graduate of May River High School. Shortly after completing high school I pursued a full-time career managing my family's small business in our Bluffton and Beaufort locations. I have Certificates of Completion in Accounting and Business Management courses. I have worked in retail since the age of fourteen and also have experience in the restaurant industry as well, giving me a strong background in a wide variety of customer service environments. In addition, I had the honor of representing Bluffton at Miss South Carolina after being crowned Miss Bluffton 2022, and previously Miss May River 2019. These titles provided me with experience in public speaking, community involvement, leadership, and representing my community with professionalism.
Electronic Signature Agreement	I agree.
Electronic Signature	Reese Fazekas

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, March 18, 2026 11:09 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Charlotte

Last Name Lawrence

Home address

City Saint Helena Island

State SC

Zip 29920

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Have a current business license?

Business address

Business hours	9-5
Statement of qualifications and interest	I own two tour businesses downtown and would love to have some impact on the impact of tourism in downtown Beaufort.
Please Enter Basic Resume Information Below	Tour guide in the city of Beaufort from 2004 to current. Beaufort high class of 2004 Warren Wilson college bachelor's class of 2008
Electronic Signature Agreement	I agree.
Electronic Signature	Charlotte Lawrence

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, February 18, 2026 9:23 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Jared

Last Name Madison

Home address

City BEAUFORT

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours

Field not completed.

Statement of
qualifications and
interest

I am deeply invested in the welfare of the city of Beaufort and as such I am interested in being a member of the downtown advisory board. I currently work downtown, I write for Lowcountry weekly and my fiance owns a business downtown.

I have recently worked with city council members on drafting a proposed employee parking pilot program for which I conducted research, talked to downtown business owners as well as downtown residential property owners.

Please Enter Basic
Resume Information
Below

Jared A. Madison

Beaufort, South Carolina



Professional Summary

Engaged small business owner and downtown professional with a demonstrated commitment to civic improvement, infrastructure analysis, and community collaboration. Completed formal government coursework through Harvard Online to deepen understanding of public policy and municipal governance. Brings practical downtown experience, established relationships with local stakeholders, and a data-driven perspective on infrastructure and parking challenges affecting waterfront and commercial districts.



Professional Experience

Small Business Owner

Beaufort, SC

- Operate and manage small business operations with a focus on customer service, budgeting, and community engagement.
- Develop marketing and growth strategies aligned with local economic conditions.
- Maintain strong relationships with clients, vendors, and local partners.

Downtown Establishment Employee

Beaufort, SC

- Work within a long-standing downtown business, providing daily insight into the needs and challenges of the waterfront and commercial district.

- Engage regularly with residents, visitors, and business owners, gaining firsthand perspective on tourism flow, parking demand, and infrastructure concerns.



Civic & Community Engagement

Independent Infrastructure & Parking Study – City of Beaufort

- Conducted in-depth research and analysis of downtown parking systems and infrastructure utilization.
- Evaluated availability, flow patterns, and stakeholder concerns.
- Developed working relationships with business owners and residents to better understand economic and logistical impacts.
- Presented findings aimed at improving accessibility and long-term downtown sustainability.



Education & Professional Development

Harvard Online Learning

Certificate in Government

- Completed coursework focused on governmental systems, public policy fundamentals, and civic leadership.
- Expanded knowledge of municipal structure, decision-making processes, and governance best practices.



Relevant Skills

- Infrastructure & Parking Analysis
- Community Engagement & Stakeholder Communication
- Small Business Operations
- Public Policy & Government Fundamentals
- Relationship Building
- Downtown Economic Awareness
- Strategic Thinking

Electronic Signature
Agreement

I agree.

Electronic Signature

Jared A. Madison

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Traci Guldner

From: noreply@civicplus.com
Sent: Saturday, March 14, 2026 8:08 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name George

Last Name Oehlert

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Field not completed.

Business address

Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I.both live and work in in the Downtown historic district of Beaufort and definitely care about what happens in the area.
Please Enter Basic Resume Information Below	I have worked /managed Olive the Above , since it opened in 2013. I have been a restaurant owner and school administrator in earlier careers. I also have a MBA.
Electronic Signature Agreement	I agree.
Electronic Signature	George Oehlert

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, March 24, 2026 10:01 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Chris

Last Name Ramm

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Own property in the city?, Have a current business license?

Business address

Business hours	24 hours
Statement of qualifications and interest	I've been in commercial real estate for 28 years and was very involved with the 1999 through 2010 downtown revitalization in Winston Salem, North Carolina. My wife and I own the Cuthbert House and it would welcome the opportunity to give back to Beaufort and assist in efforts to move the Downtown district forward while preserving its historic roots.
Please Enter Basic Resume Information Below	Education: High Point University - BA major 1995 Certified Commercial Investment Member (CCIM) 2001 CCIM JWL Leadership Program - 2008/2009 Cornel University - Certificate Commercial Real Estate Program 2019 Employment: 1998 - 2001: Meridian Realty Group, Commercial Real Estate Broker 2001 - Present: Ramm Commercial Properties - Manager, Commercial Real Estate 2018 - Present: Ramm Capital Partners - Manager, Industrial Real Estate Development 2018 - Present: Taylor Development Group - (Manager, COO), Commercial and Industrial Real Estate Investing and Development 2023 - Present: Cuthbert House Bed and Breakfast, Owner Boards 1999 - 2001: Young Professionals Downtown Alliance, Director 2000 - 2006: Winston Salem Downtown Partnership (Director and President) 2001 - 2010: NC CCIM Chapter Board of Directors (Secretary, Treasurer, VP and President) 2007 - 2009: CCIM Regin 9 Vice President
Electronic Signature Agreement	I agree.
Electronic Signature	H. Chris Ramm

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, February 18, 2026 6:59 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Hannah

Last Name Ricard

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Field not completed.

Business address

Business hours	Field not completed.
Statement of qualifications and interest	As a single mother raising three children in this community, I care deeply about the direction and future of our downtown. The decisions made today will shape the kind of place our families grow up in tomorrow. I want to be part of building a downtown that feels welcoming, safe, and vibrant for both residents and visitors. Because I both live and work downtown, I see firsthand how important it is to support small businesses, encourage thoughtful growth, and create spaces where people genuinely want to gather. I'm especially passionate about strengthening connections between businesses, families, and community events so downtown continues to thrive in a way that reflects the heart of our town. I was raised in a small business family, which gave me an early understanding of hard work, customer service, and the importance of community support. For the past two years, I have operated one of downtown's most successful small businesses, managing daily operations, staff, marketing, and customer relationships. I have also helped open two additional businesses in our community. My role requires me to pay close attention to foot traffic, tourism trends, seasonal patterns, and customer buying behavior. This practical, day-to-day insight allows me to understand what brings people downtown, what keeps them coming back, and what helps businesses succeed.
Please Enter Basic Resume Information Below	SugarBelle General Manager 08/2023- Present
Electronic Signature Agreement	I agree.
Electronic Signature	Hannah A. Ricard

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, February 18, 2026 9:45 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Kanani

Last Name Robinson

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Field not completed.

Business address

Business hours	11am-2am daily
Statement of qualifications and interest	I have worked downtown going on 19 years. I own Hemingway's Bistro and also have bartended there for 10+ years. Prior to that I worked at Luther's Rare and Well done for 8 years. I have seen what downtown used to be and what state it is currently in. I would love to help bring more economic growth and community into the waterfront. I am very devoted to the success of downtown!
Please Enter Basic Resume Information Below	Beaufort High School 2005 Luther's Rare and well done 2007-2015 Hemingway's 2015-current
Electronic Signature Agreement	I agree.
Electronic Signature	Kanani Robinson

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Traci Guldner

From: noreply@civicplus.com
Sent: Monday, March 16, 2026 4:55 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Downtown Advisory Board

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Peggy

Last Name Simmer

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you

Field not completed.

Business address

Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I am a downtown property owner and resident, Old Commons Neighborhood Association (OCNA) Neighborhood Representative, and an independent contractor holding a City of Beaufort Business License. I am invested in the community and passionate about preserving Beaufort's history – families, buildings, and culture - and sharing it with others while bringing new initiatives and opportunities to the City – especially the downtown. I have been very involved in a number of projects working to improve the downtown area. Some of these include... Operation "Citizen Sandbag" Served as the City of Beaufort's Community Ombudsman The City of Beaufort's Parking Advisory Committee Bringing Artists Sunday to Beaufort via the Freedman Arts District The Washington Street Park Design Committee Instrumental in starting the City of Beaufort / Beaufort Jasper Housing Trust Critical Home Repair Program Created OCNA Annual Day of Service in 2023 which has now grown into the OCNA / NWQNA / LOVE Beaufort Annual Day of Service and has evolved into more than just one day a year. Volunteer Coordinator and Hydration Team Leader. Served as the Military Liaison and as a Senior Docent for the Historic Beaufort Foundation Secretary of the Old Commons Neighborhood Association (OCNA) since 2016 Working on the Northwest Quadrant (NWQ) Book Committee to preserve the NWQ's history Washington Street Park (WSP) Taste of Beaufort 2026 Planning Committee member and Volunteer Coordinator

Freedman Arts District Advisory Board Member and Volunteer
Coordinator for Chalk It Up! Festival

Created the City of Beaufort's newsletter and I still write the
"Old Commons News..." newsletter

NOB Email Distribution List Secretary since November 2017

Helped improve timely and accurate public communication
related to the Charles / Craven Streets Downtown Drainage
Project with SCOR, McCormick Taylor, Gulf Stream, and the
City of Beaufort – <https://scor.sc.gov/Beaufort>

I was one of about 80 individuals invited to participate in the
two-day workshop (lab) - "Beaufort 2030" future ready project.
(Facilitated by futurist Rebecca Ryan, "Beaufort 2030" is
Beaufort's landmark citizen strategic foresight planning effort
designed to help Beaufort become "future ready". Lab I was
conducted on Jan 17; Lab II on Feb 13, 2019.

Received the Historic Beaufort Foundation's "Historic
Preservation Honor Award" in 2013, along with my husband,
Edward Simmer, and our contractors, Mike Sutton and Erin
Peets, for restoring the Cuthbert-Scheper-Simmer House built
in 1820. This award celebrates successful and exemplary
historic preservation projects around Beaufort County, SC.

Please Enter Basic
Resume Information
Below

I love connecting and collaborating with people, facilitating
effective two-way communication, and improving the quality of
life of others. This is highlighted by my lifetime of service in the
communities in which I have served - as an active-duty military
spouse for more than 30 years, a higher education
administrator focused on academic assessment and
institutional effectiveness, a hands-on historic preservationist
and docent, and as a local community leader and facilitator.

Here are selected highlights...

Throughout my career in higher education assessment, I
worked closely with the Southern Association of Colleges and
Schools accreditation program and with the State Council of
Higher Education for Virginia (SCHEV) to advance educational
excellence through data driven analysis and evidence-based
outcome measures. In addition, I often connected and
collaborated with assessment colleagues across the
Commonwealth of Virginia to share best practices and to
advance the assessment field. I gave numerous presentations
and workshops at national and statewide assessment-related

conferences and was recognized as a leader in statewide assessment efforts. This culminated in my being elected to serve on the Board of Directors for the Virginia Assessment Group (VAG) for seven years, serving in various positions including Secretary/Treasurer, Vice President, and Fall Conference Co-Chair.

As a Navy Family Ombudsman, I served as the liaison between the Command leadership and the families of the service members stationed at Naval Medical Center Portsmouth (NMCP). In addition, I coordinated pre-deployment briefings for NMCP service members and their families as well as homecoming and reunion briefings. I was also appointed to the Individual Augmentee (IA) Family Readiness Executive Board of Directors whose mission it was to set policy for IA Family Readiness Navy-wide.

Created the Community Ombudsman Program and served as the first Community Ombudsman for the City of Beaufort, facilitating two-way communication and outreach for the 22 neighborhoods across the City. Created and wrote the "COMMUNITY OMBUDSMAN NEWS..." e-newsletter that was distributed to over 640 subscribers twice weekly. Helped to establish three new neighborhood groups. Coordinated Town Hall meetings with the City Manager across the individual City neighborhoods. And assisted with bringing in guest speakers for the monthly Citywide Neighborhood Association meetings and worked to establish a recurrent periodic evening meeting to compliment the usual morning monthly meetings.

Facilitator, Beaufort County Early Childhood Coalition (BCECC) School Readiness Work Group (SRWG) and Facilitator, Beaufort County Early Childhood Coalition (BCECC) Universal Staffing Team (UST) Human Services Alliance and Together for Beaufort County (T4BC) Coalition, Beaufort, SC.

I have a B.A. in both Chemistry and Psychology from Hiram College, a M.S. in Psychology from Old Dominion University, and I have completed my doctoral coursework in Assessment and Measurement at James Madison University.

Received the "Navy Meritorious Public Service Award" in 2010

for exemplary volunteer service to military families and over 10,000 volunteer hours. This award is the 3rd highest public service recognition award a civilian may receive from the U.S. Navy.

Chosen as a "Heroes at Home: 2007 Military Spouse of the Year" Finalist and invited to the White House. This award is given to a spouse based on their exceptional volunteer work, community service, ongoing strength during deployments, and support for other military spouses and their families.

I look forward to the opportunity to discuss my qualifications and experience with you further. Thank you in advance for your time and consideration of my application.

Electronic Signature
Agreement

I agree.

Electronic Signature

Peggy A. Simmer

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Traci Guldner

From: noreply@civicplus.com
Sent: Thursday, January 22, 2026 12:23 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Historic District Review Board (HRB)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name	Eric
Last Name	Berman
Home address	
City	Beaufort
State	South Carolina
Zip	29907
Day Phone Number	
Email Address	
If you do not reside in the City of Beaufort, do you	Own property in the city?, Have a current business license?
Business address	

Business hours	8:30 - 4:30
Statement of qualifications and interest	As Vice Chair of Beaufort's Historic District Review Board, I am eager to continue serving, drawing on my expertise in historic preservation and real estate development. Founder of Berman Property Group, I've led over 70 projects, including renovations and new builds that respect Beaufort's heritage. A Citadel graduate and 8-year U.S. Marine Corps officer, and licensed SC Residential Builder. My veteran-owned firm earned Lowcountry's Best Gold for Best Remodeler/Contractor in 2025 and the 2024 Cornerstone Award for Small Business Excellence. Committed to balancing growth and preservation, I'll contribute thoughtful leadership to protect our community's legacy.
Please Enter Basic Resume Information Below	Eric Berman Beaufort, SC Founder/Owner, Berman Property Group (201X–Present) Led 70+ real estate projects: investments, renovations, new construction. Focus: Historic preservation, community revitalization. Awards: Lowcountry's Best Gold (2025), Cornerstone Award (2024). Vice Chair, Historic District Review Board, Beaufort (Current Term Ending) U.S. Marine Corps Officer (8 years) Education: The Citadel, Charleston, SC Licenses: SC Residential Builders License (2026) Skills: Project management, regulatory compliance, sustainable development. Member: Beaufort Chamber of Commerce. Veteran-owned business.
Electronic Signature Agreement	I agree.
Electronic Signature	Eric Berman

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, April 14, 2026 4:58 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Historic District Review Board (HRB)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Richard

Last Name Drake

Home address

City Beaufort

State SC

Zip 29901

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you Own property in the city?

Business address Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I own a property at [REDACTED] and would like to be involved with the development and preservation of the Historic area in Beaufort.
Please Enter Basic Resume Information Below	* My family has been living in Beaufort for 35 Years * I have been a Residential contractor for the past 20 years. * Previously owned a downtown restaurant.
Electronic Signature Agreement	I agree.
Electronic Signature	Richard Drake

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, April 14, 2026 1:07 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

~~Building Board of Appeals (BBOA), Cultural District Advisory Board (CDAB), Downtown Advisory Board, Historic District Review Board (HRB)*, Planning Commission (PC)*, Tourism Development Advisory Committee~~

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Crystal

Last Name Hudson

Home address

City

State SC

Zip 29940

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you Have a current business license?

Business address

Business hours	10 am - 6 pm
Statement of qualifications and interest	I am interested in serving on the Beaufort Board and Planning Commission to support thoughtful, sustainable growth in our community. With over 12 years of experience in the AEC (Architecture, Engineering, and Construction) industry, I bring a strong understanding of development, infrastructure, and the importance of strategic planning. As a current business owner in Beaufort, I am deeply invested in the success and character of our local community. My professional background includes experience in strategic planning and organizational growth, allowing me to evaluate opportunities with both a long-term vision and practical perspective. I am passionate about helping Beaufort grow in a way that preserves its historic charm, cultural identity, and the unique qualities that make it such a special place to live and work.
Please Enter Basic Resume Information Below	I currently serve as an HR Business Partner with The HFW Companies and am the owner of The Bridal House of Beaufort. I also teach Business Law as an adjunct professor at Brewton-Parker College. I bring over 12 years of experience in the AEC (Architecture, Engineering, and Construction) industry, having held previous professional roles with Novus Architects, Fluor Corporation, and Live Oak Consultants, where I supported organizational growth, operations, and strategic initiatives within the built environment sector. I hold a Bachelor of Business Administration from Brewton-Parker College, a Master of Business Administration from Charleston Southern University, and a Doctor of Business Administration from Walden University. I am also a certified professional through Society for Human Resource Management (SHRM-CP).
Electronic Signature Agreement	I agree.
Electronic Signature	Crystal B. Hudson

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Traci Guldner

From: noreply@civicplus.com
Sent: Thursday, January 22, 2026 10:24 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Planning Commission (PC)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name	Bill
Last Name	Bardenwerper
Home address	
City	Beaufort
State	SC
Zip	29902
Day Phone Number	
Email Address	
If you do not reside in the City of Beaufort, do you	Own property in the city?
Business address	Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I would like to continue to put my subject matter experience and all that I've recently and over decades learned to work for the betterment of the people of Beaufort and in service to the City Council, my fellow Planning Commissioners and staff and indeed all of City Government. My qualifications in that regard are these: I am a current member of the Beaufort Planning Commission and a former Member of the old Metro Beaufort Planning Commission (MPC). For nearly 50 years (but now retired), I've been a lawyer who specialized in Planning, Zoning and Local Govt Law, 30 years as managing partner of Kentucky's only law firm whose practice is dedicated to that specific subject matter. I am also the Author of a published treatise on Land Use and Zoning Law as well as author of hundreds of appellate court briefs addressing a variety of land use law challenges. For a number of years I served as an adjunct professor of Land Use Law at the University of Louisville, teaching Masters and PhD students. I'm also a long-time speaker at seminars on these topic for the American, Kentucky and Louisville Bar Associations as well as other professional organizations of commercial realtors, builders, architects, engineers and land surveyors. I also served as Chairman or member of many committees over many years charged with drafting land use codes and comprehensive plans. And for 9 years I simultaneously served as Mayor of the suburban Louisville City of Hurstbourne, with final voting authority over the Metro comprehensive plan and zoning regulations and zoning and development plan applications within the city.
Please Enter Basic Resume Information Below	Same as listed above
Electronic Signature Agreement	I agree.
Electronic Signature	William B Bardenwerper

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, April 15, 2026 12:01 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.


Planning Commission (PC)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name William

Last Name Hudson

Home address

City

State

SC

Zip

29940

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you

Have a current business license?

Business address

Business hours	10 am - 6 pm
Statement of qualifications and interest	I bring over 35 years of experience in the infrastructure industry, specializing in bridge construction, major highways, and site development—including dirt work, drainage, and utilities—throughout the Lowcountry and the Carolinas. I have held leadership roles as a General Superintendent, Project Manager, and Construction Manager, overseeing multi-million-dollar projects and coordinating with regulatory agencies and stakeholders.
Please Enter Basic Resume Information Below	I am currently with TIC Marine, a division of Kiewit Corporation, with prior experience at United Infrastructure Group, Vecellio Group, and Lane Construction. I hold a Bachelor's degree in Engineering Technology from East Tennessee State University and an MBA from Liberty University, and I proudly served eight years in the Army Reserve. As a business owner within the city and a resident of Beaufort County, I am committed to supporting responsible growth while preserving the character of our community, and I would be honored to serve on the Planning Commission.
Electronic Signature Agreement	I agree.
Electronic Signature	William A Hudson

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, December 30, 2025 11:17 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Planning Commission (PC)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name William

Last Name Suter

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I am currently a member of the Planning Commission and wish to continue as a member.
Please Enter Basic Resume Information Below	Thirty years as a project manager for design/build facilities. Five years as a professor teaching project management. I have an engineering degree from Cal Poly San Luis Obispo and a MBA from West Coast University.
Electronic Signature Agreement	I agree.
Electronic Signature	William F Suter

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Traci Guldner

From: noreply@civicplus.com
Sent: Thursday, May 15, 2025 5:28 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

~~Parks & Trees Advisory Committee (PTAC)*~~, Tourism Development Advisory Committee

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Allen

Last Name Etheridge

Home address

City Beaufort

State SC

Zip 29902-5252

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address

Business hours

Field not completed.

Statement of
qualifications and
interest

I am a recently retired career National Park Service Superintendent with over 32 years of parks and recreation management. I have a wide array of experience including natural and cultural resources, museum and visitor center management, as well as law enforcement, fire and emergency services in a wide variety of environments nationwide. I would like to continue my public service by volunteering to assist where needed. Both the Parks and Tree Advisory Committee and the Tourism Development Advisory Committee appeal to my interests.

Please Enter Basic
Resume Information
Below

Professional Experience

SUPERINTENDENT | NATIONAL PARK SERVICE | GS-14

As a Superintendent with the National Park Service, I managed all aspects of park operations including administration and budget, facilities maintenance, resources management, law enforcement and emergency response, interpretation and visitor services, special park uses, partnerships and agreements, safety and risk management, interagency collaboration, and community relations. Managed multi-million-dollar budgets and staff up to 100 persons stationed in multiple counties and states. My personal goal was to ensure the long-term protection of National Park lands while providing public access for recreation and enjoyment.

- Shiloh National Military Park | September 2020 – December 2022 (Retired)
- Southeast Arizona Group National Park Sites | July 2015 – September 2020

CHIEF RANGER | NATIONAL PARK SERVICE | GS-13

As Chief Ranger at two large complex parks, I managed all aspects of law enforcement, emergency services, search and rescue, structural and wildland fire, aviation, disaster response, physical security, safety, inter-agency collaboration, international border security, dispatch and support services.

- Big Bend National Park | September 2009 – July 2015
- Natchez Trace Parkway | August 2006 – September 2009

PARK RANGER | NATIONAL PARK SERVICE | VARIOUS PARKS | 1990 – 2006

U.S. NAVAL RESERVE | QUARTERMASTER SEAMAN | 1989
– 1996

Education

- Middle Tennessee State University | B.S., Social Science | 1987
- Southwest Community College Law Enforcement Training | 1991
- Federal Law Enforcement Training Center | 1998

Skills & Abilities

- Servant leadership management style
- Collaborating & negotiating with partners
- Safety and risk management
- Internal controls
- Political savvy · Disaster management & recovery
- Public speaking & instruction
- Conservation & preservation
- Strategic planning
- Promoting employee growth and development

Activities and Interests

Fitness, Nature, Birdwatching, Native Plants, Travel, Current Events

Electronic Signature Agreement

I agree.

Electronic Signature

Allen Etheridge

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, April 7, 2026 4:09 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

~~Building Board of Appeals (BBOA), Cultural District Advisory Board (CDAB), Downtown Advisory Board, Historic District Review Board (HRB), Planning Commission (PC),~~ Tourism Development Advisory Committee, Zoning Board of Appeals (ZBOA)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Williams McCain

Last Name Kerr

Home address

City Beaufort

State South Carolina

Zip 29906

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you

Field not completed.

Business address

Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	Economic Development Professional, covering 7 counties in the region https://www.linkedin.com/in/w-mccain-kerr-65a938107/
Please Enter Basic Resume Information Below	Undergraduate: University of North Carolina at Chapel Hill, Political Science and History MBA: Wingate University First National Bank: Loan Officer, Small Business and Consumer Southern Carolina Alliance: Economic Development Project Manager Charleston Young Professionals Committee Charleston Best and Brightest under 35, 2023
Electronic Signature Agreement	I agree.
Electronic Signature	W. McCain Kerr

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, April 15, 2026 12:40 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Tourism Development Advisory Committee, Zoning Board of Appeals (ZBOA)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Lily

Last Name Moss

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address Remote worker/work from home

Business hours	9am-5pm M-F
Statement of qualifications and interest	Beaufort is my hometown and having just moved back here after several years away I'm reminded what a special place it is to live. I care deeply about thoughtful, intentional growth to not only appeal to those who wish to visit, but more importantly, keep it a very special place to live. After spending the last 18+ years in the hospitality industry, I like to think I have some helpful insights on travel trends, creating meaningful experiences for travelers, and what a strong local community can contribute to making a destination appealing. Similarly, I'm passionate about Beaufort's spaces: business, residential, recreational, and preserved. Zoning is of interest to me. I am admittedly not an expert, nor have much specific experience, but curious and eager to support the spaces I know and love. Growing up here, navigating the water ways, the roads, the tracks turned trails, I'd like to play a part in continuing to shape a vibrant, livable, community.
Please Enter Basic Resume Information Below	Jan 2019 - Present Director, Hotel Openings, Luxury, Lifestyle, & Premium brands IHG Hotels & Resorts • Serve as primary liaison between ownership groups, architects, design teams, construction, and operations, ensuring alignment across all phases of development • Partner with design and architecture teams to review layouts and plans, improving operational flow, efficiency, and overall user experience • Oversee pre-opening budgets, aligning financial strategy with project goals while maintaining cost discipline • Anticipate risks and proactively resolve challenges to maintain project momentum and avoid delays July 2015-December 2018 Manager, Hotel Openings & Transitions Kimpton Hotels & Restaurants • Managed full lifecycle of hotel openings and transitions from planning through execution • Owned pre-opening budgets through procurement phase • Coordinated procurement and installation of operating supplies and equipment • Led onboarding and training planning for new hotel teams • Worked closely with facilities and construction teams to ensure readiness for opening July 2007-June 2015 Operations leadership roles Kimpton Hotels & Restaurants

Progressed through leadership roles including Assistant General Manager, Executive Housekeeper, and Front Office Manager across multiple markets

October 2005-June 2007
Admissions & Financial Aid Director
Beaufort Academy

Bachelor of Arts, Psychology
Roanoke College

Electronic Signature
Agreement

I agree.

Electronic Signature

Lily Moss

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Traci Guldner

From: noreply@civicplus.com
Sent: Thursday, February 26, 2026 5:22 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Tourism Development Advisory Committee

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Randy

Last Name Novick

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	Having served on the TDAC for the last four years, I am resubmitting for another term. As I am not currently affiliated with any local hospitality or tourism concern in Beaufort, I can provide a uniquely objective perspective. I enjoyed participating on the committee and working with the other members.
Please Enter Basic Resume Information Below	I am a retired advertising and media executive with nearly forty years of media strategy and planning experience working at some of the largest US agencies based in New York. During my career, many of my clients were notably in the tourism sector including; Tourist Boards (NYC, Aruba, Israel, India, UK), Airlines (British Airlines, Japan Airlines) , Hotels (Waldorf, El Conquistador, Howard Johnson's).
Electronic Signature Agreement	I agree.
Electronic Signature	Randy A Novick

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, March 18, 2026 10:46 AM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Downtown Advisory Board, Tourism Development Advisory Committee

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Suzanne Taylor

Last Name Ramm

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address

Business hours	B&B - all hours
Statement of qualifications and interest	As an innkeeper, I am interested in the economic vitality of our downtown and its impact on our tourism. We support our local businesses by recommending retail stores and restaurants for our guests. The downtown area is the heart of our city.
Please Enter Basic Resume Information Below	UNC-Chapel Hill BA in Secondary Math Education 1986 High School Math Teacher 1986-1988 Taylor Oil Company, owner and manager 1989-1999 Taylor Development Group, owner and manager 1999-present Real Estate Agent and Developer Cuthbert House Inn, owner and manager 2023-present Community Volunteer in Winston-Salem NC - Hospice, Senior Services, Humane Society, Samaritan's Ministries, Bethesda Center for the Homeless, Episcopal Church Women
Electronic Signature Agreement	I agree.
Electronic Signature	Suzanne T. Ramm

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Traci Guldner

From: noreply@civicplus.com
Sent: Thursday, March 26, 2026 9:39 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board,
commission or
committee you are
interested in applying
for. You can choose
more than one board.

Zoning Board of Appeals (ZBOA)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Zachary

Last Name Graber

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in
the City of Beaufort, do
you

Own property in the city?

Business address Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I was born and raised in Port Royal, and I have always cared deeply about the well-being of Beaufort and its community. After spending the past two decades living and working elsewhere, I recently returned home and now reside at [REDACTED] While I do not have prior experience serving as a board member, I have consistently stayed informed on the issues facing Beaufort and have long had a strong desire to contribute my time and effort toward making our community an even better place to live. I would be honored to be considered for the open board seat, and look forward to discussing it with you further.
Please Enter Basic Resume Information Below	PROFESSIONAL EXPERIENCE NBC Sports — Video Editor / Motion Graphics Artist (2017–2023) • Created features and athlete profiles for Super Bowl LII & LVI, The Olympics (2018 - Current), Sunday Night Football • Developed motion graphics and performed color correction, audio mixing, and editing Freelance Producer / Cinematographer / Photographer (2009–2016) • Shot and produced national commercials, documentaries, and music videos • Captured product, beauty, architectural, and lifestyle photography SELECTED PROJECTS Super Bowl LVI / NBC — Editor / Motion Graphics Sunday Night Football Seasons / NBC — Editor / Motion Graphics 2018 Winter Olympics / NBC Sports — Editor Target ft. Janelle Monáe — Cinematographer Lo and Behold (Dir. Werner Herzog) — Camera Op / AC Ovation For Oscar - Oscar De La Renta — Producer / Cinematographer Temptation Island / USA — Camera Op / AC Are You The One? / MTV — Camera Op / AC TECHNICAL SKILLS • Editing: Premiere Pro, Avid, Final Cut, DaVinci Resolve • Motion Graphics & Design: After Effects, Illustrator, Apple Motion, Cinema 4D, Unreal Engine • Audio: Audition, ProTools • Color: DaVinci Resolve, REDCINE-X • Photography & Retouching: Photoshop, Lightroom • Preproduction: Celtx, Movie Magic

- Office: Word, Excel, Google Drive
- Hardware: ARRI, RED, Sony, Canon, Panasonic, Nikon, Phantom

Electronic Signature
Agreement

I agree.

Electronic Signature

Zachary R Graber

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City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/23/2026
From: Alan Eisenman, Finance Director
Item Name: Department Directors Presentation and Capital Projects for the Draft
Recommended Fiscal Year 2027 Consolidated Budget
Meeting Date: April 28, 2026
Department: Finance Department

Background Information:

Introduction:

Department Directors will present their fiscal year 2027 draft recommended consolidated budget and capital projects for further discussion.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. FY27 Department Budget Presentation

City of Beaufort, South Carolina



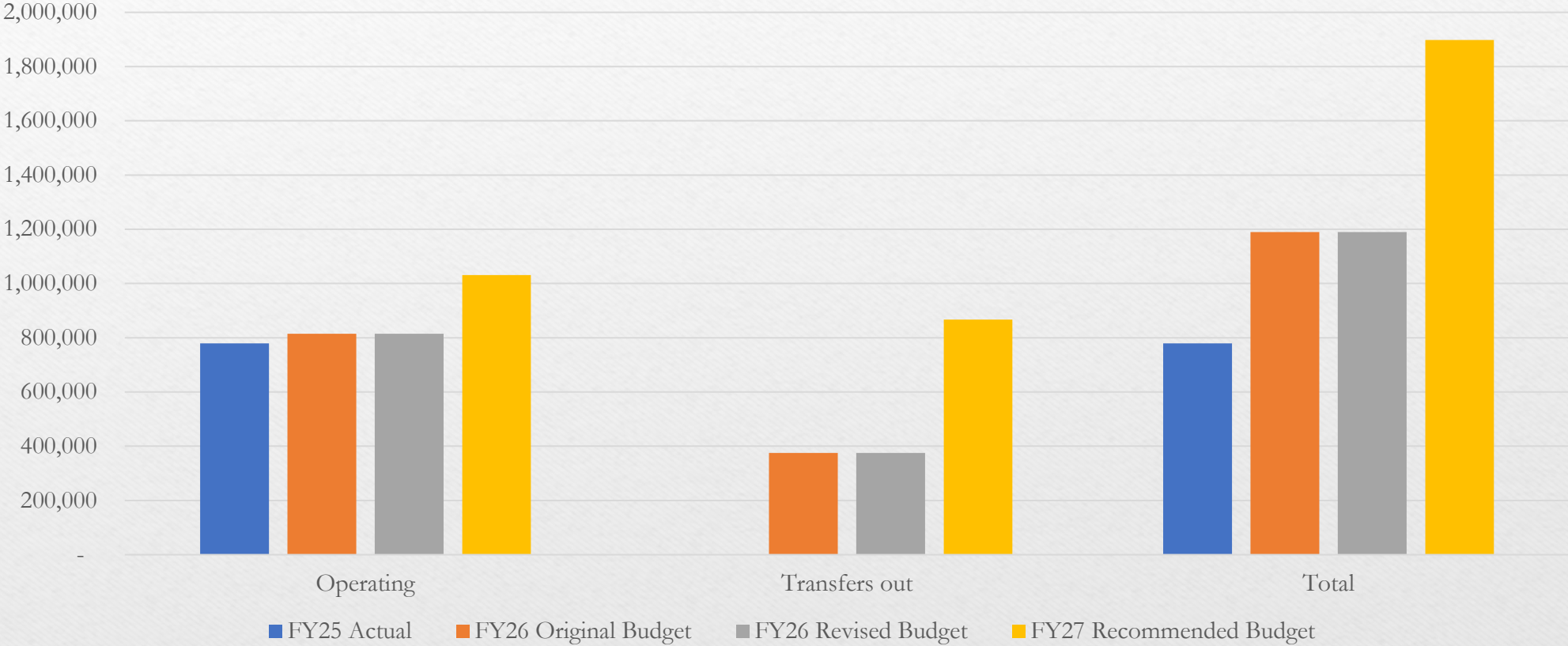
FISCAL YEAR 2027 NON-DEPARTMENTAL BUDGET PRESENTATION

APRIL 28, 2026

Non-Departmental Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Operating	\$ 799,567	\$ 815,171	\$ 815,171	\$ 1,030,977
Transfers Out	-	375,000	375,000	867,240
Total	\$ 799,567	\$ 1,190,171	\$ 1,190,171	\$ 1,898,217

Non-Departmental Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 15000-5508 Economic Partnership- General funding for strategic partners
 - Beaufort Digital Corridor- \$75,000
 - Military Enhancement Committee- \$10,000
 - South Coast Cyber Center- \$45,000
 - Beaufort County Economic Development Corp.- \$42,000
 - Palmetto Breeze- \$102,778
 - SC Nursing Retention Initiative- \$5,000
 - Housing Repair Assistance Program- \$100,000
 - Lowcountry Council on Government- \$6,210
 - Pritchard's Island Research- \$5,000
- 15000-5504 Burton Fire Annexation- \$35,000
- 15000-5514 Lady's Island/St. Helena Fire Services- \$515,000
- 15000-5800 Transfer- \$375,000 Duke Street Construction Project

\$492,239 Transferred to Debt Service Fund for debt payments related to 3 fire truck lease payments and energy service performance contract in City buildings.

City of Beaufort, South Carolina



FISCAL YEAR 2027 CITY MANAGER DEPARTMENT BUDGET PRESENTATION

APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Areas
 - Safe & Vibrant City
 - Manage Growth & Protect Natural Resources
 - Economic Development & Innovation
 - Fiscal Sustainability
 - Organizational Excellence
- Guiding Principles - All

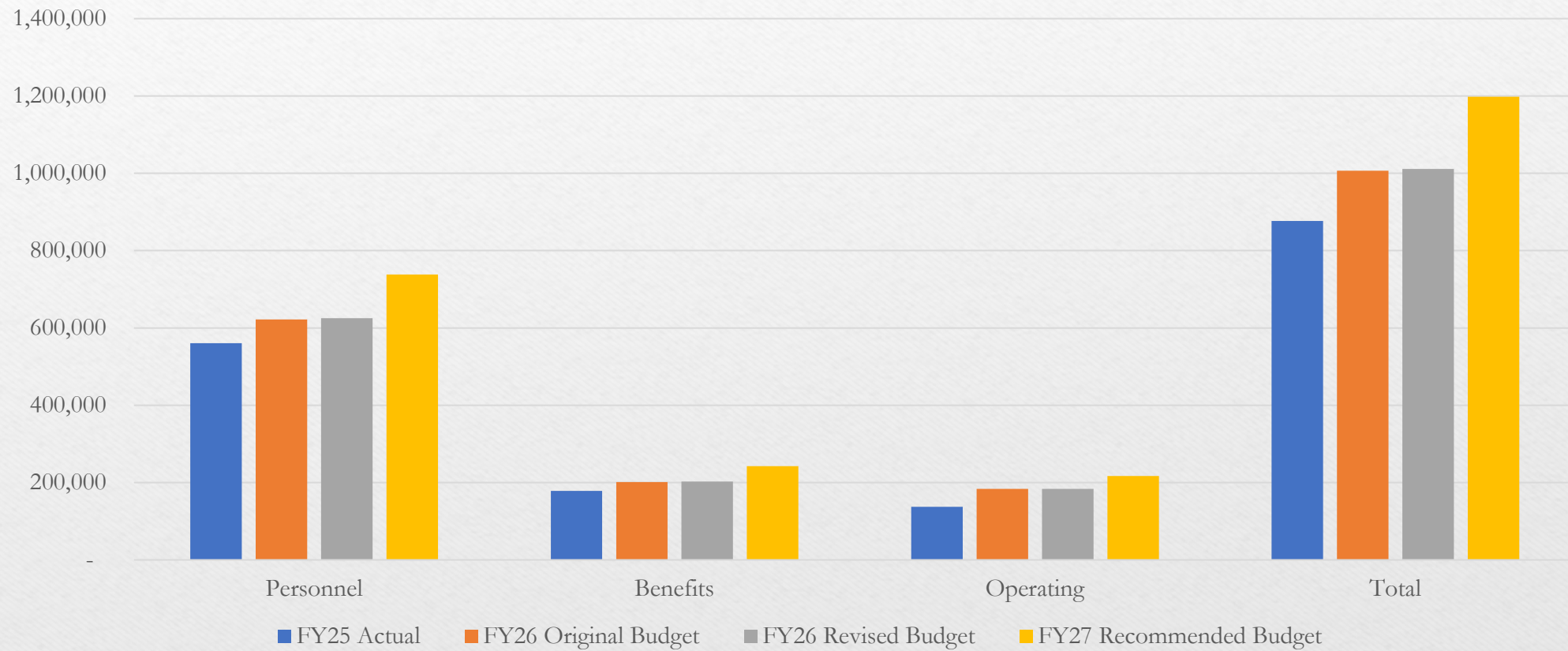
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- Social Media Monitoring Services

City Manager Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 560,656	\$ 621,586	\$ 625,058	\$ 783,387
Benefits	178,694	201,548	202,458	242,746
Operating	137,579	183,711	183,711	217,134
Total	\$ 876,929	\$ 1,006,844	\$ 1,011,226	\$ 1,198,267

City Manager Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- Full year of Records Manager position
- Half year of CIP Director position as ARPA funding ends 12/31/26

City of Beaufort, South Carolina



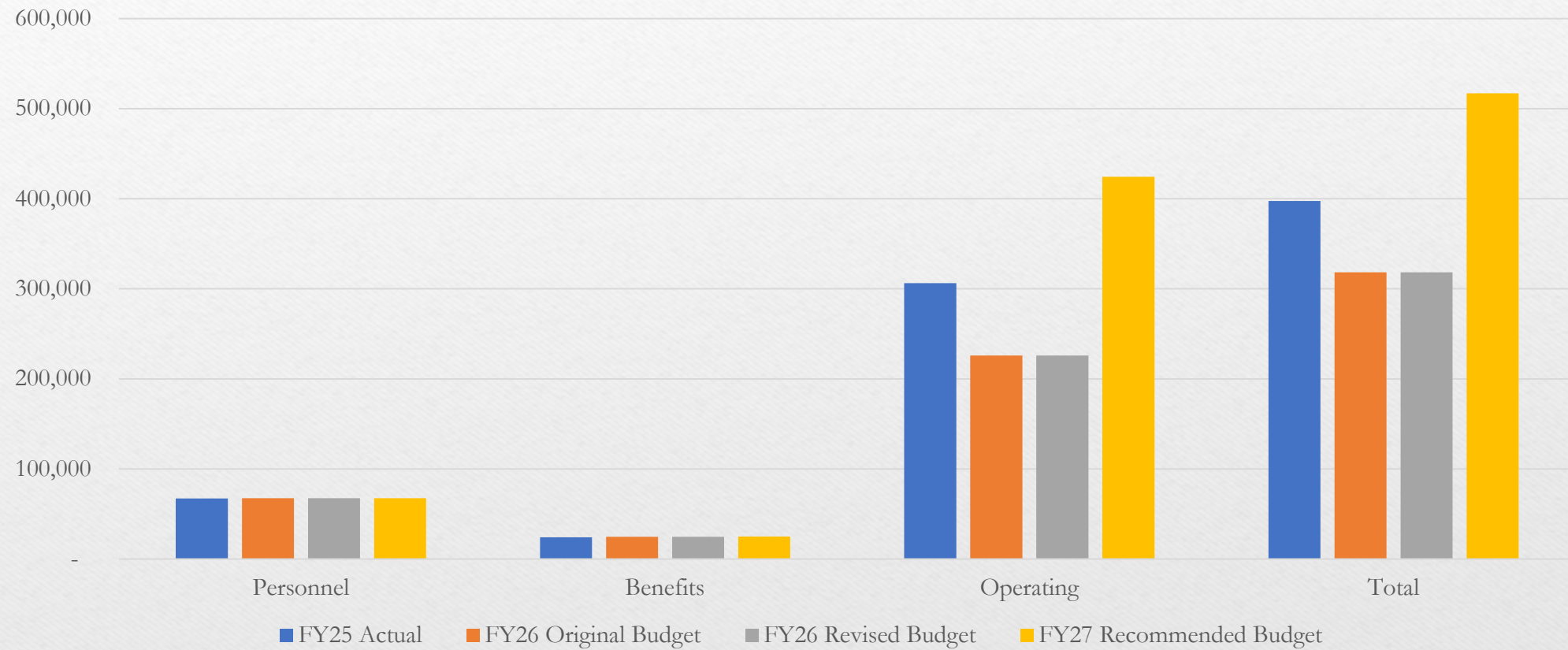
FISCAL YEAR 2027 CITY COUNCIL DEPARTMENT BUDGET PRESENTATION

APRIL 28, 2026

City Council Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 67,340	\$ 67,550	\$ 67,550	\$ 67,550
Benefits	24,052	24,699	24,699	25,089
Operating	306,215	226,000	226,000	424,500
Total	\$ 397,608	\$ 318,249	\$ 318,249	\$ 517,139

City Council Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 15101-5108 Legal Fees increased by \$200,000 due to more litigation and City Attorney's office providing criminal prosecution services.

City of Beaufort, South Carolina



FISCAL YEAR 2027 FINANCE DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area - Organizational Excellence
 - Guiding Principle 5.2 - Develop initiatives to improve communication and transparency for City employees and the public they serve.
 - Initiative/Work Plan - Prepare Governmental Finance Officers Association (GFOA) Popular Annual Financial Report (PAFR)
 - Easier to understand report for the public. Apply for PAFR award to achieve GFOA Triple Crown of financial reports (ACFR, Budget document, and PAFR)

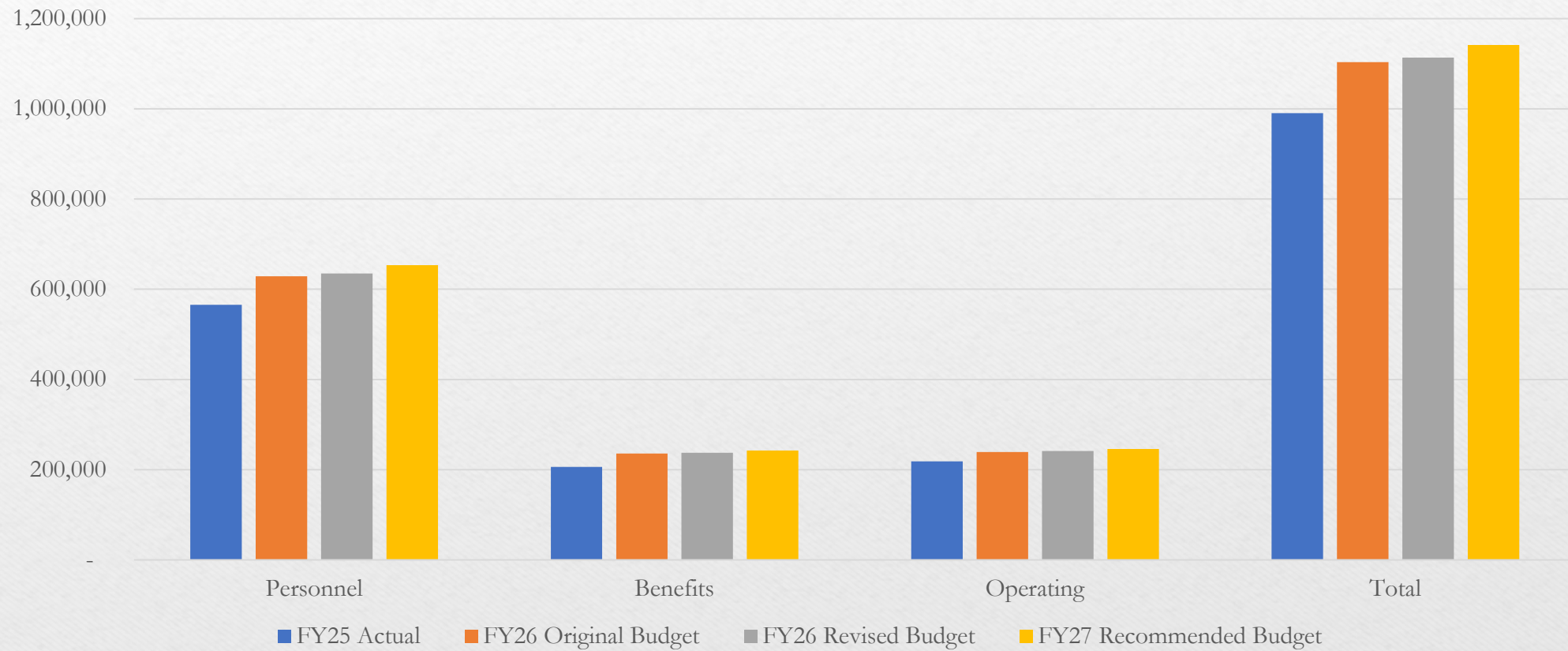
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- 15152-5041 Professional Education for \$14,300 - Continue to invest in continuing education and professional development opportunities for Finance team.
- 15152-5236 Information Technology for \$102,500 - Continue to invest in City's Enterprise Resource Planning (ERP) software, financial transparency portal, online and interactive Popular Annual Financial Report (PAFR) and online procurement software.

Finance Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 565,673	\$ 628,631	\$ 634,766	\$ 653,456
Benefits	206,188	235,761	237,368	242,330
Operating	218,588	239,162	241,525	245,974
Total	\$ 990,449	\$ 1,103,554	\$ 1,113,660	\$ 1,141,761

Finance Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- Slight increase in personnel due to results from compensation study and 2% COLA

City of Beaufort, South Carolina

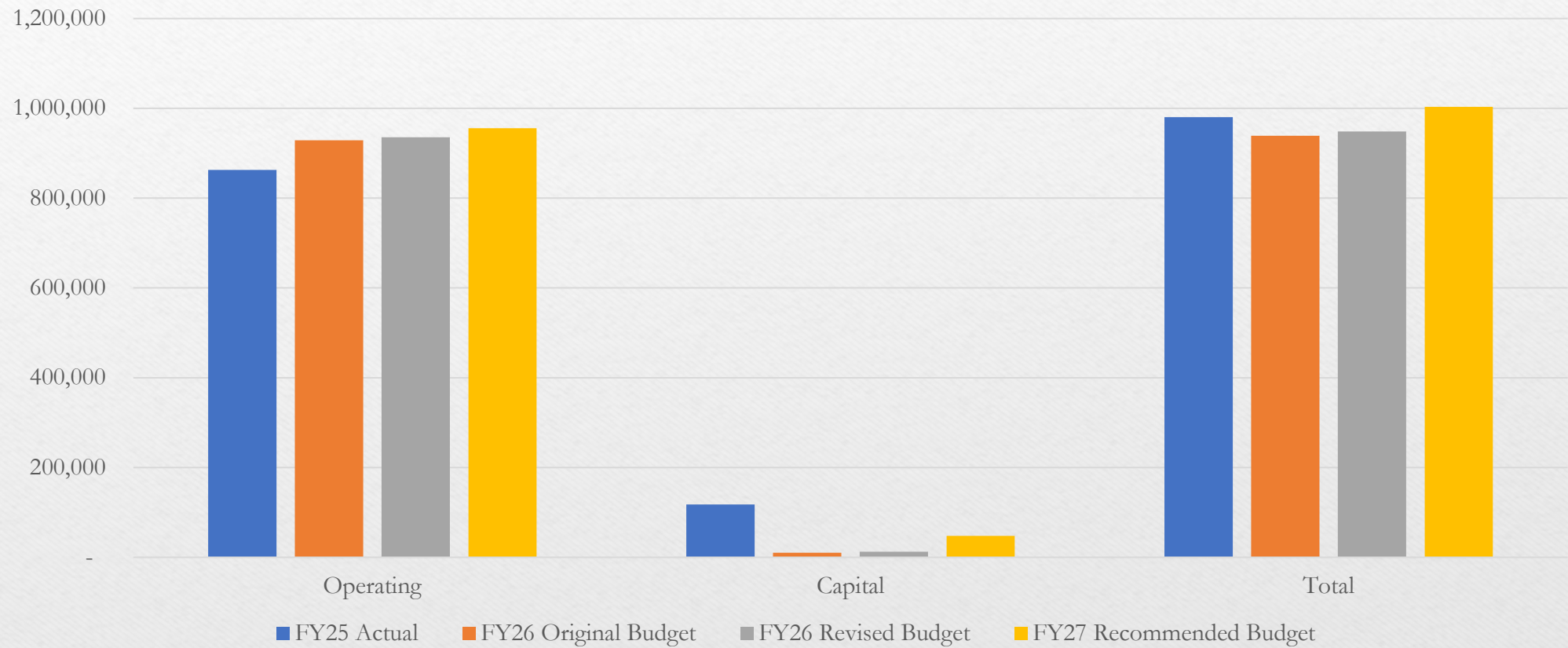


FISCAL YEAR 2027 INFORMATION TECHNOLOGY DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Information Technology Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Operating	\$ 862,730	\$ 929,137	\$ 935,837	\$ 955,593
Capital	117,526	10,000	12,510	47,700
Total	\$ 980,256	\$ 939,137	\$ 948,348	\$ 1,003,293

Information Technology Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- Operating includes IT Services and GIS contract with 5% CPI adjustment
- Refresh and modernization of network equipment to maintain support and improve service
- Secondary internet connection to improve network resilience

City of Beaufort, South Carolina



FISCAL YEAR 2027 HUMAN RESOURCES DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area- Fiscal Sustainability
 - Guiding Principle 4.3 Implement innovative technology initiatives to support city business processes and customer service
 - Initiative- Oversee Implementation Completion and Optimization of NEOGOV Modules (Learn, Perform, Insight and Onboard)

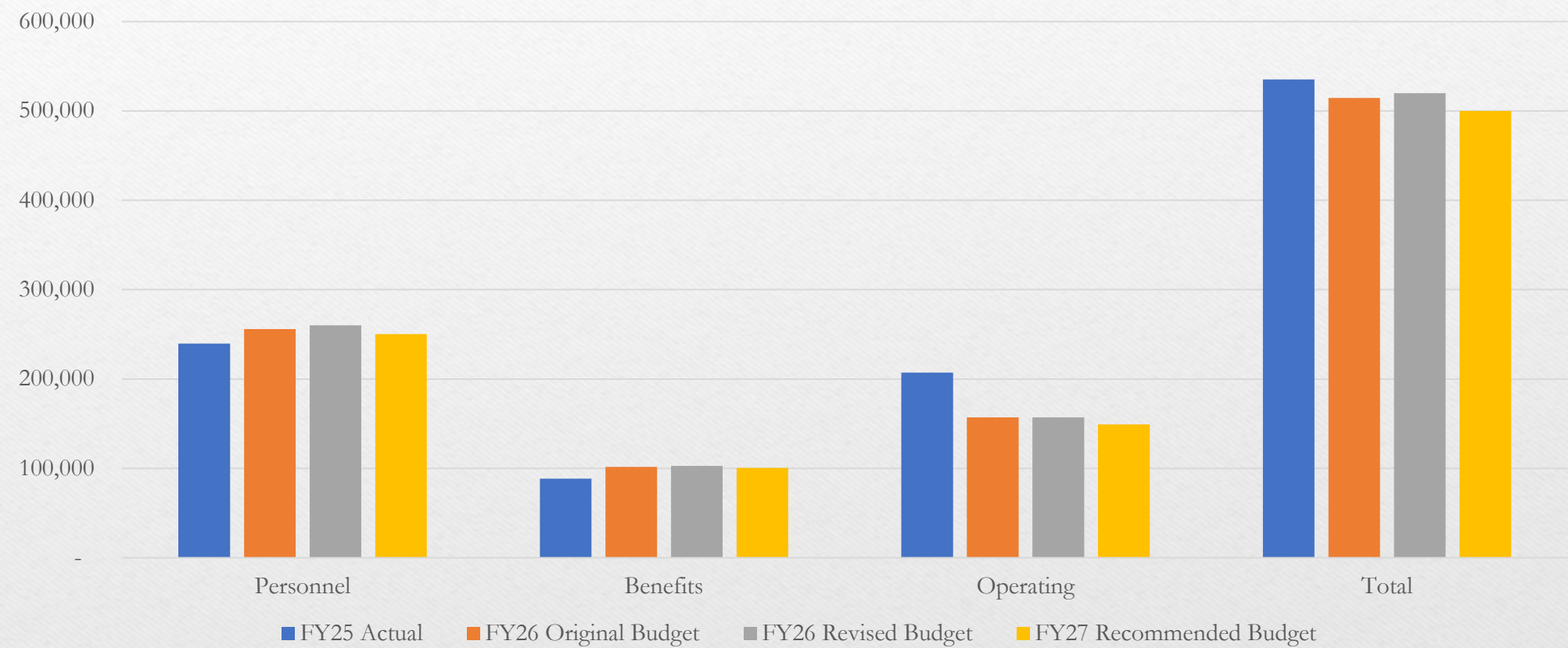
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- Ongoing support of NEOGOV

Human Resources Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$239,630	\$255,804	\$260,074	\$250,367
Benefits	88,450	101,802	102,921	100,499
Operating	207,200	156,999	156,999	149,159
Total	\$535,280	\$514,604	\$519,993	\$500,025

Human Resources Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- Human Resources Budget for FY27 overall has a decrease from FY26 of approximately \$19,969.

City of Beaufort, South Carolina



FISCAL YEAR 2027 COURT DEPARTMENT BUDGET PRESENTATION

APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area- Fiscal Sustainability
 - Guiding Principle 4.4-Collaboration and partnerships to maximize resources and address regional issues
 - Initiative- Reassessing indigent defense services.
 - Initiative- Continue efforts with other agencies regarding defendants with underlying issues.
- Key Focus Area- Organizational Excellence
 - Guiding Principle 5.3-Culture of ownership by empowering employees
 - Initiative- Professional development

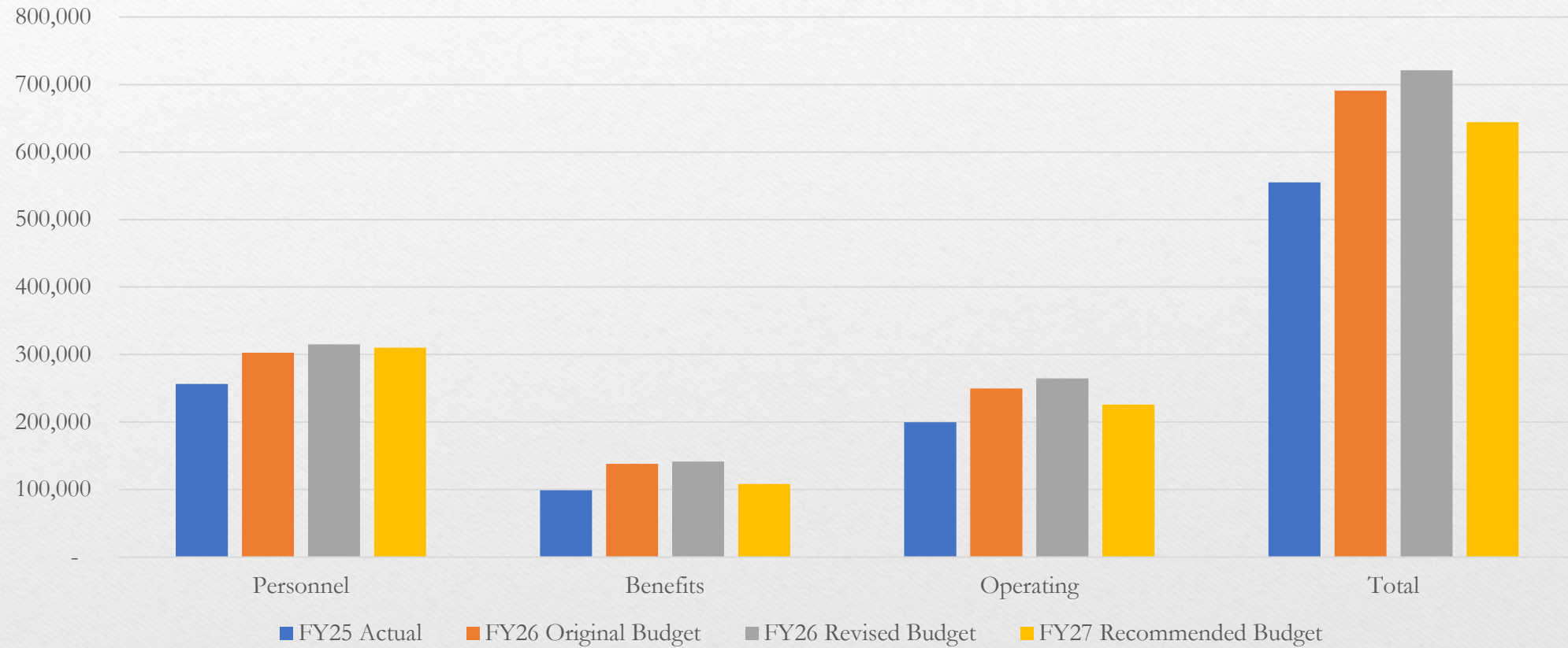
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- Maintaining court functions while pursuing training opportunities for staff development

Court Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 256,392	\$ 302,855	\$ 315,048	\$ 310,138
Benefits	98,854	138,143	141,339	108,297
Operating	199,830	249,914	264,724	225,841
Total	\$ 555,076	\$ 690,911	\$ 721,110	\$ 664,276

Court Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- None, operating savings by using the shared cost program for defense attorney services with Town of Bluffton.

City of Beaufort, South Carolina



FISCAL YEAR 2027 COMMUNITY DEVELOPMENT DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area- A Safe and Vibrant City
 - Guiding Principle 1.1 Preserve and Enhance Historic Resources
 - Initiative- Historic Grant Program/Code Edit Sessions
- Key Focus Area- Manage Growth and Protect Natural Resources
 - Guiding Principle 2.4 Manage and Encourage Infill Development;
2.5 Manage Annexations through Comprehensive Plan;
 - Initiative-Code Revisions to Development Code/Historic Grant Program/Comprehensive Plan Update
- Key Focus Area- Economic Development and Innovation
 - Guiding Principle 3.1 Streamline Development
3.2 Update Long Range Planning;
Initiative- Comprehensive Plan Update.

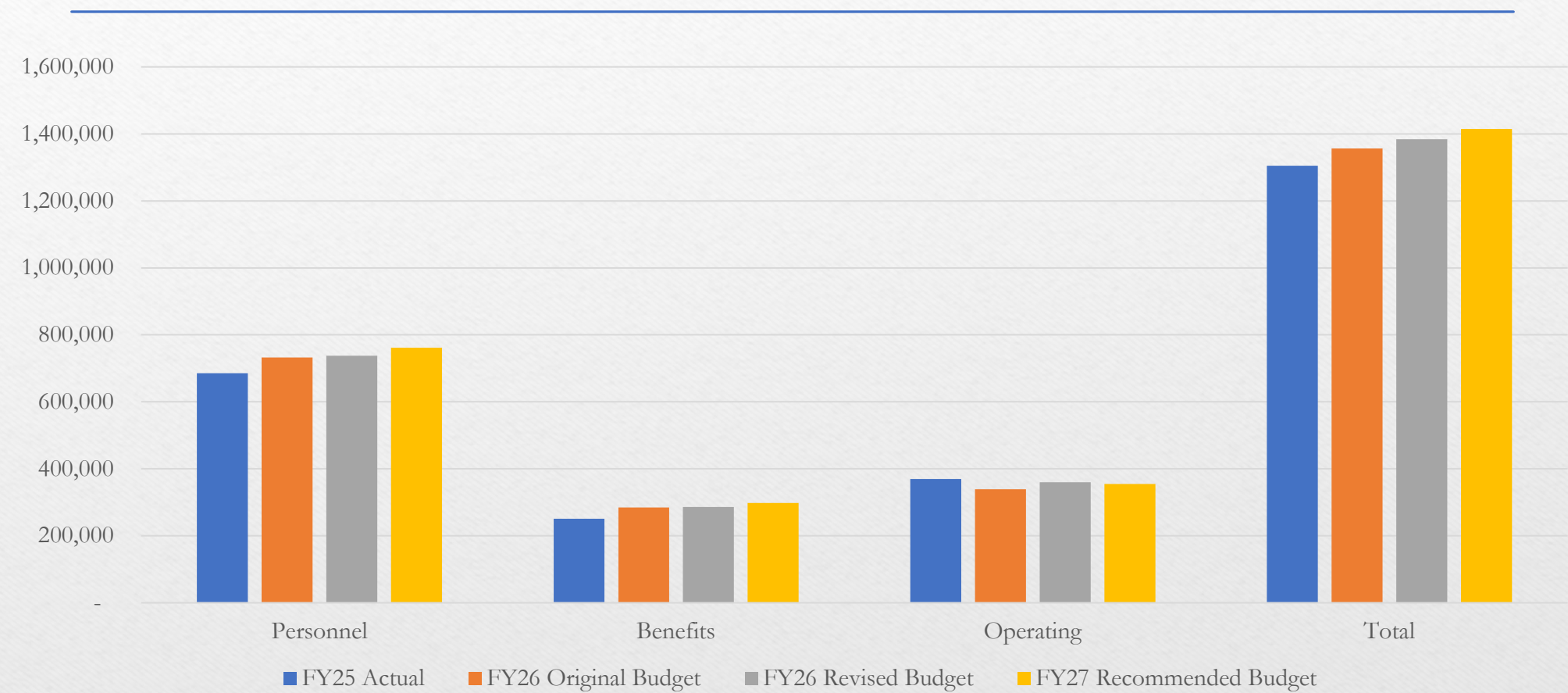
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- Energov Yearly fees
- Training and Licensing Fees

Community Development Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 685,122	\$ 732,239	\$ 737,856	\$ 761,613
Benefits	250,797	284,706	286,177	298,316
Operating	369,369	339,225	360,039	354,379
Total	\$ 1,305,289	\$ 1,356,171	\$ 1,384,072	\$ 1,414,308

Community Development Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- None

City of Beaufort, South Carolina



FISCAL YEAR 2027 POLICE DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

Key Focus Area- Safe & Vibrant City

Guiding Principle 1.3 Strengthen proactive community policing by expanding specialized units to meet growing service demands.

- **Initiative:** Expand the Community Response Team by three officers.

Guiding Principle 1.4 Enhance public safety through modern equipment, improved processes, and innovative solutions.

- **Initiative:** Upgrade critical equipment, including replacement weapon system and duty gear, a field-deployable narcotics testing device, and a message board/speed trailer to support officer safety and community enforcement efforts.

Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

Guiding Principle 1.3 Strengthen proactive community policing by expanding specialized units to meet growing service demands.

- Three additional Community Response Team Officers \$423,552

Guiding Principle 1.4 Enhance public safety through modern equipment, improved processes, and innovative solutions.

- 15401-5274 Replacement Weapon System and Duty Gear \$113,670
- 15401-5274 Field-deployable Narcotics Testing Device \$36,982
- 32401 and 20000-5274 Message Board/Speed Trailer \$21,889

General Fund-Police Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 3,377,566	\$ 3,701,614	\$ 3,848,704	\$ 4,675,492
Benefits	1,444,585	1,590,881	1,633,375	1,892,265
Operating	1,431,144	1,724,167	1,724,167	1,997,673
Capital	174,290	139,100	175,440	160,652
Total	\$ 6,427,585	\$ 7,155,762	\$ 7,381,685	\$ 8,726,083

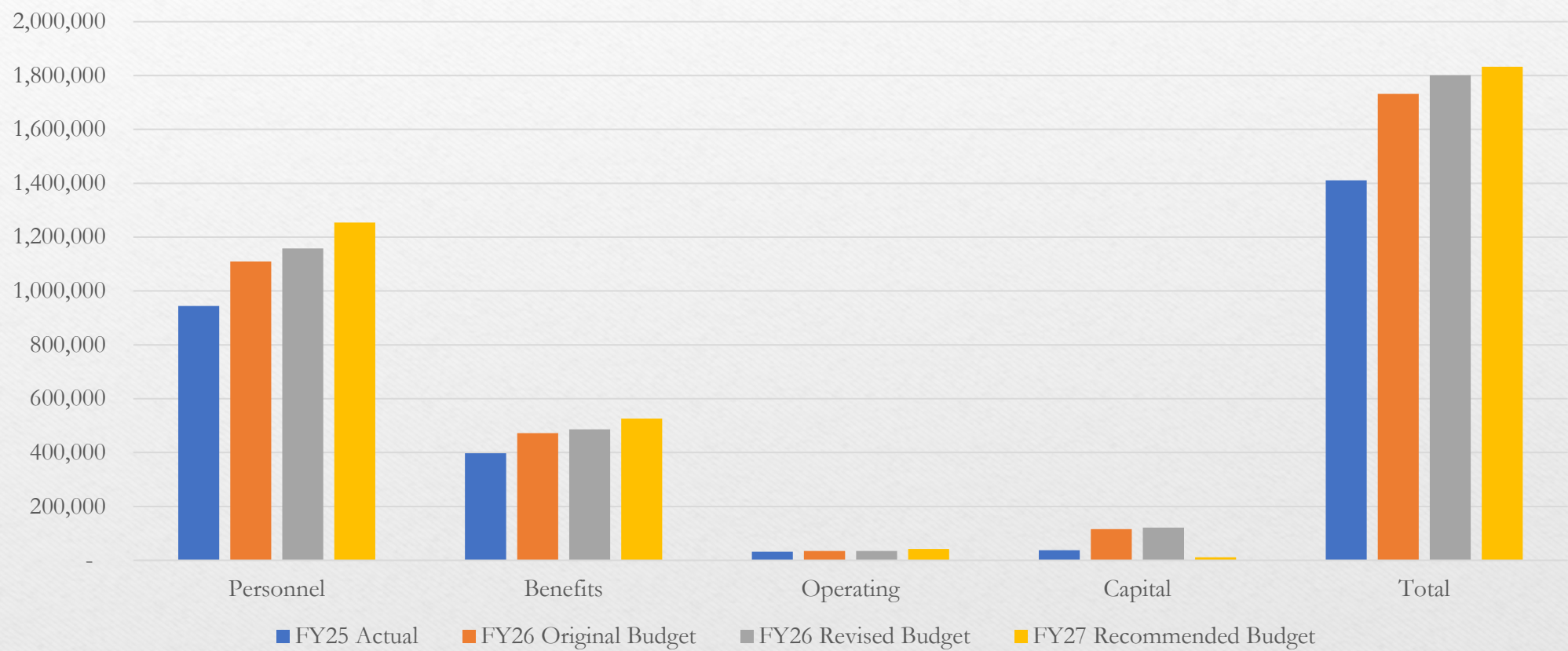
General Fund- Police Department Expenditures



Parks and Tourism Fund-Police Support

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Salaries	\$ 943,973	\$ 1,109,482	\$ 1,158,458	\$ 1,253,935
Benefits	398,114	472,045	486,210	526,350
Operations	31,761	34,937	34,937	41,807
Capital	37,355	115,500	121,478	10,945
Total	\$ 1,411,202	\$ 1,731,909	\$ 1,801,083	\$ 1,833,036

Parks and Tourism Fund-Police Support



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

15401 and 32401-5000 Personnel \$423,552

- Three additional Community Response Team Officers

15401, 32401 and 20000-5274 Capital \$172,541

- Replacement Weapon System and Duty Gear- \$113,670
- Field-deployable Narcotics Testing Device- \$36,982
- Message Board/Speed Trailer- \$21,889

City of Beaufort, South Carolina



FISCAL YEAR 2027 FIRE DEPARTMENT BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area- A Safe & Vibrant City
 - Guiding Principle 1.4 Promote public safety process improvements and innovative programs that ensure a safe community.
- Key Focus Area- Manage Growth
 - Guiding Principle 2.2 Identify programs, technologies, or resources to complement current operational practices that ensure the sustainability of existing infrastructure and facilities
- Key Focus Area- Fiscal Sustainability
 - Guiding Principle 4.4 - Create and pursue opportunities for collaboration and regional partnerships to maximize resources and address regional issues.
- Key Focus Area- Organizational Excellence
 - Guiding Principle 5.3 - Create and maintain a culture of ownership by empowering employees to make decisions. Ensure employees have the necessary intellectual and physical resources to perform their jobs and to provide excellent customer service efficiently and effectively.

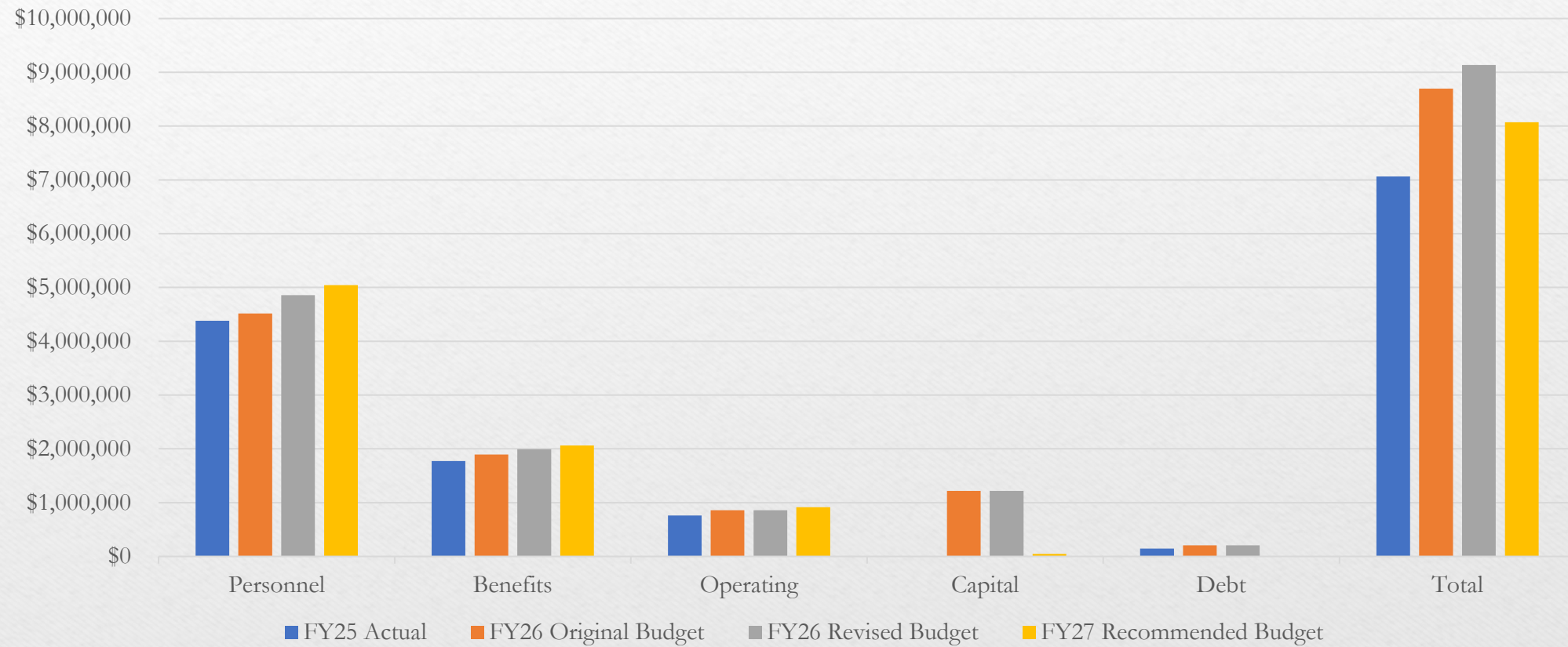
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- Salaries & Benefits - COLA, merit, promotions, and benefits.
15451-5000 Personnel \$5,041,914 Benefits \$2,063,946.
- Fleet Management – Two pumpers moved from Fire Impact Fees; new ladder truck payment paid with impact fees for FY27.
- Capital Equipment – Self Contained Breathing Apparatus (SCBA)
15451-5274 Capital \$ 48,000

Fire Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 4,382,980	\$ 4,515,014	\$ 4,855,202	\$ 5,041,914
Benefits	1,773,594	1,892,848	1,991,128	2,063,946
Operating	760,722	861,253	861,253	916,023
Capital	-	1,219,062	1,219,062	48,000
Debt	144,796	208,450	208,450	-
Total	\$ 7,062,092	\$ 8,696,627	\$ 9,135,095	\$ 8,069,882

Fire Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- Salaries & Benefits - COLA, merit, promotions, and benefits.
15451-5000 Personnel \$5,041,914 Benefits \$2,063,946.
- Fleet Management – New ladder truck payment (city portion)
\$63,654
- Operations – Price increases in software, maintenance, uniforms, gear, and medical supplies. \$54,769
- Capital – Fire Station 1 repairs/co-location project funded through TIF II.
- Non-Departmental – Lady's Island/St. Helena Fire District contract \$515,000.

Cost split between Beaufort and Port Royal

- City of Beaufort \$4,658,141
- Town of Port Royal \$3,411,741

City of Beaufort, South Carolina



FISCAL YEAR 2027 PUBLIC WORKS DEPARTMENT BUDGET PRESENTATION

APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area -
 - Guiding Principle 1.6
 - Initiative - Update Codes and Regulations for Parks and Playgrounds
- Key Focus Area -
 - Guiding Principle 1.6 cont.
 - Initiative- Engage the County to invest in active parks within and adjoining the city

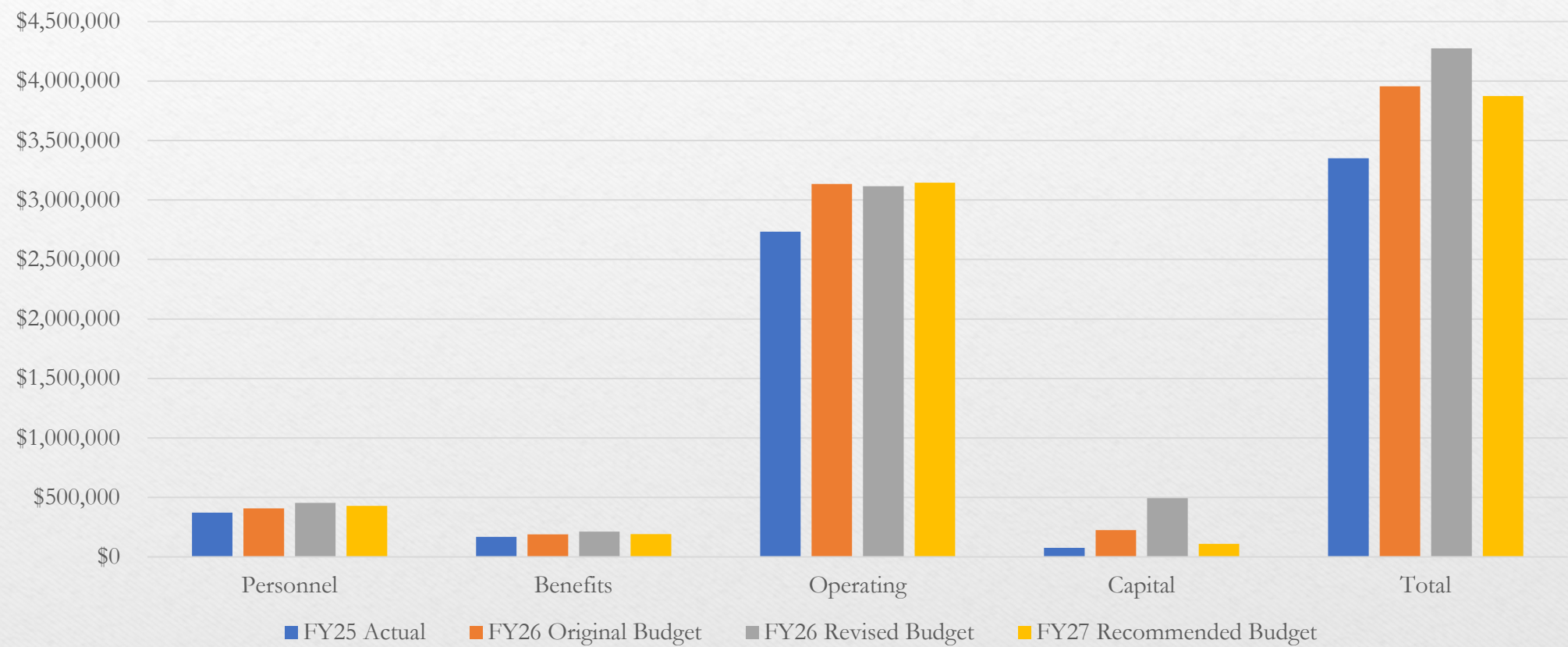
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- \$21,000 (15506) Brightly / See-Click-Fix transition
- \$100,000 (15502, 32503, 34530) Divided equally
305 Excavator
- \$80,000 – (32503) Security Upgrades and Monitoring – Parks, Playgrounds and Facilities

Public Works - General Fund Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 372,748	\$ 406,877	\$ 454,878	\$ 428,074
Benefits	167,711	189,028	211,454	191,335
Operating	2,733,665	3,135,237	3,116,470	3,145,399
Capital	76,819	225,000	492,842	109,000
Total	\$ 3,350,944	\$ 3,956,142	\$ 4,275,642	\$ 3,873,807

Public Works-General Fund Department Expenditures

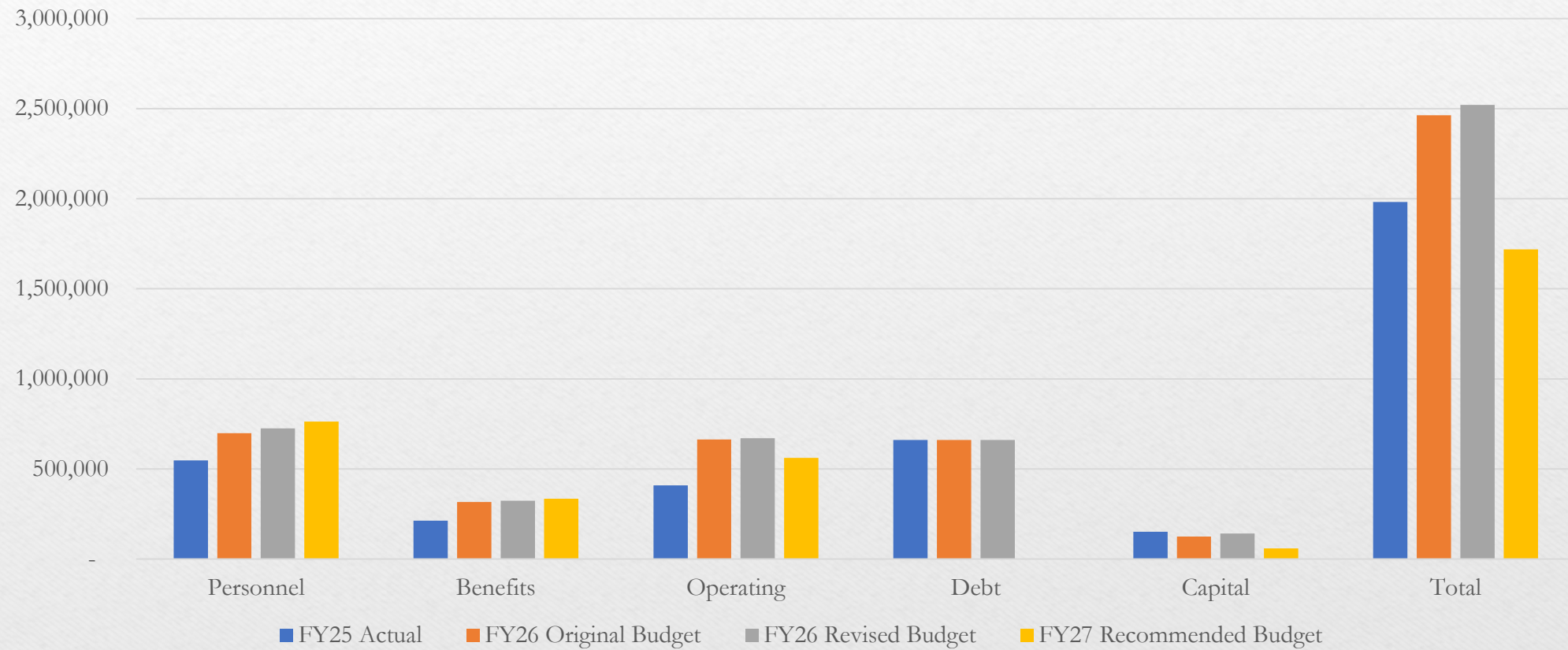


Parks & Tourism Fund

Parks Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 546,959	\$ 698,612	\$ 724,594	\$ 762,950
Benefits	213,318	316,136	322,946	335,388
Operating	408,848	663,827	670,545	561,534
Debt	660,503	660,399	660,399	-
Capital	151,951	125,000	141,790	59,000
Total	\$ 1,981,579	\$ 2,463,974	\$ 2,520,272	\$ 1,718,873

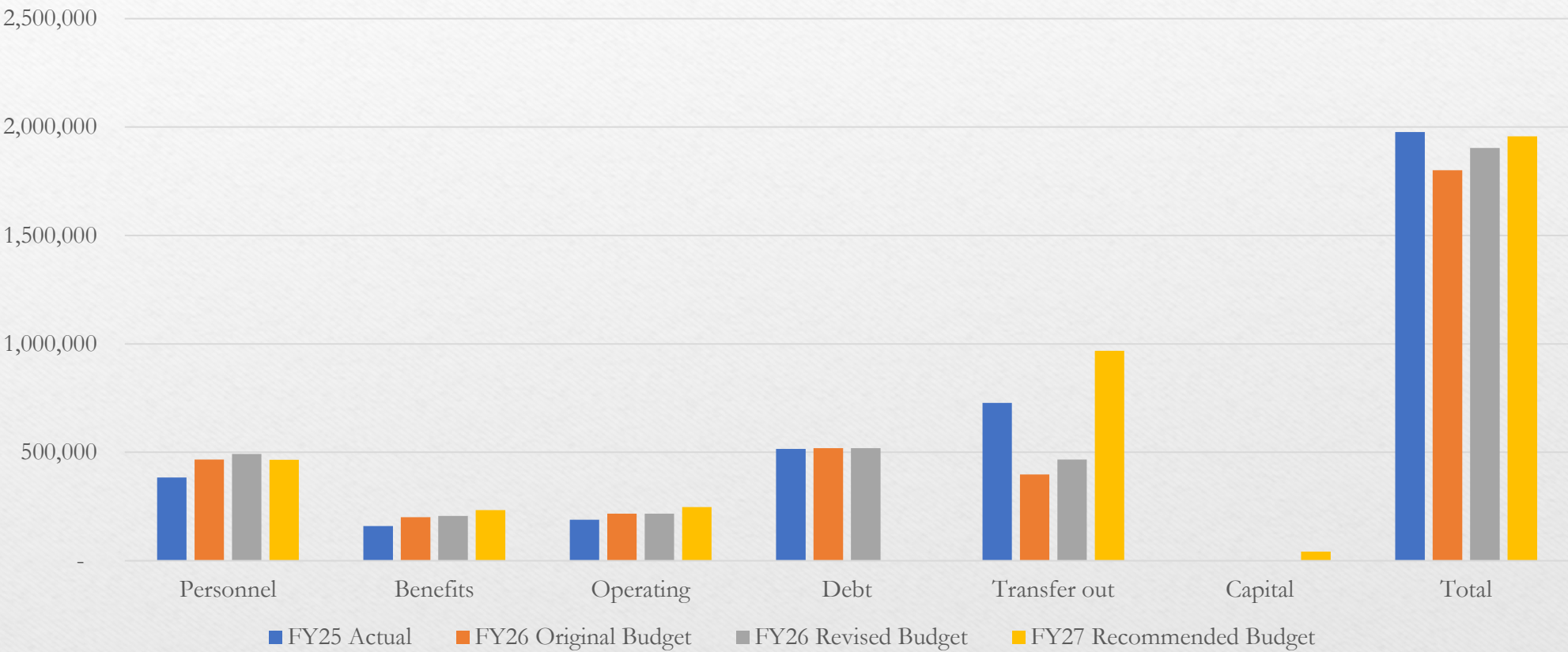
Parks & Tourism- Parks Department Expenditures



Stormwater: Department Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$ 384,248	\$ 466,621	\$ 492,603	\$ 466,161
Benefits	160,421	200,336	207,146	233,045
Operating	189,003	217,490	217,490	246,974
Debt	515,755	518,900	518,900	-
Capital	-	-	-	42,000
Transfers out	728,271	398,061	467,061	968,691
Total	\$ 1,977,697	\$ 1,801,407	\$ 1,903,199	\$ 1,956,871

Stormwater Department Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 15502/34530 **\$50,000** Sweeping: Anticipated new contract increase
- 15502 Capital **\$109,000** Excavator(\$34,000) / Street Light Replacement (\$75,000)
- 15506 HVAC CH/PD **\$46,000** Chiller/Cooling Tower/Fan motors
- 32503 Capital **\$59,000** Excavator (\$33,000) / Riding Blower (\$16,000) / Trailer (\$10,000)

City of Beaufort, South Carolina



FISCAL YEAR 2027 DOWNTOWN OPERATIONS & COMMUNITY SERVICES BUDGET PRESENTATION APRIL 28, 2026

Strategic Plan for Fiscal Year 2027

- Key Focus Area- A Safe & Vibrant City
 - *Guiding Principle 1.5* Foster and support initiatives and evaluate community policies, programs, gathering places, and events that promote healthy and quality lifestyles for our demographically diverse community.
 - Initiative- Evaluate and report recommendations on increasing family and consumer access to the downtown area.
- Key Focus Area- Economic Development & Innovation
 - *Guiding Principle 3.3* Focus on strategic and targeted economic development pursuits that strive to increase local jobs, generate additional revenues, and support the needs of a growing community.
 - Initiative- Implement Open for Business Tiger Team Phased Recommendations.

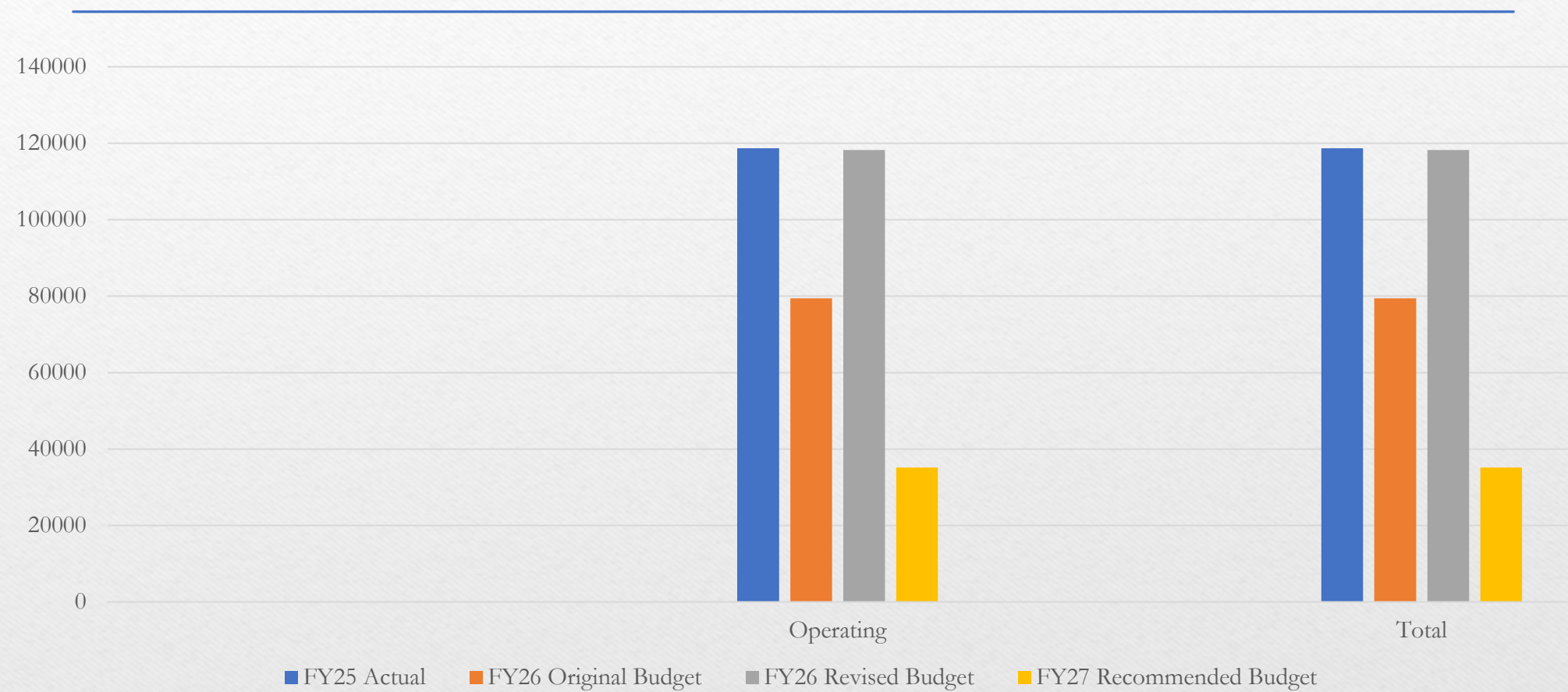
Budget Requests Needed to Help Achieve Fiscal Year 2027 Strategic Goal Initiatives

- 32653-5236 - Information Technology – \$15K Subscription for intelligence and foot traffic data software.
- 32653-5516 – Main Street - \$10K for Social District activities throughout the year.

Marina Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Operating	118,658	79,432	118,237	35,150
Total	\$118,658	\$79,432	\$118,237	\$35,150

Marina Expenditures



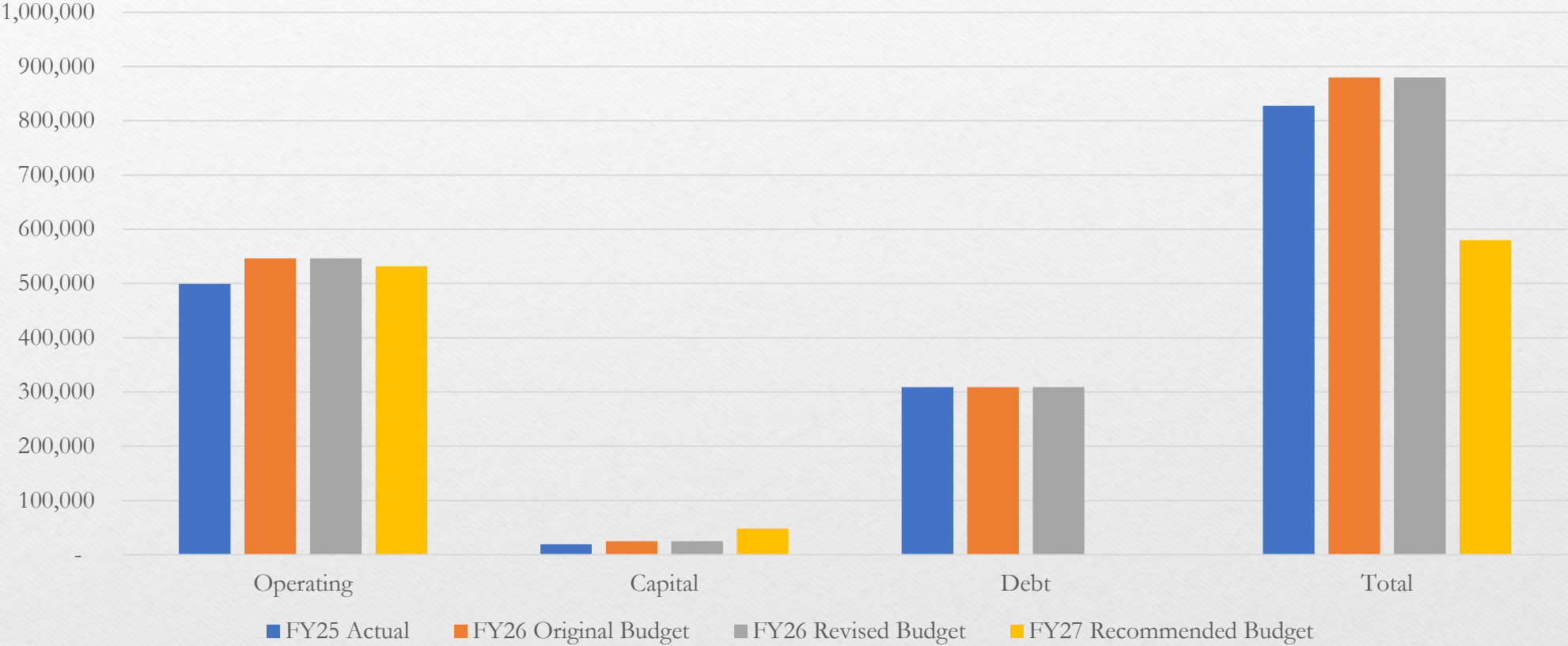
Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 32653-5257 – Miscellaneous – \$2,800 New signage for Marina Day Dock and Waterfront Park Day Dock.

Waterfront Park Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Operating	\$499,314	\$546,207	\$546,207	\$531,841
Capital	19,079	24,800	24,800	48,000
Debt	309,098	309,098	309,098	-
Total	\$827,491	\$880,105	\$880,105	\$579,841

Waterfront Park Expenditures



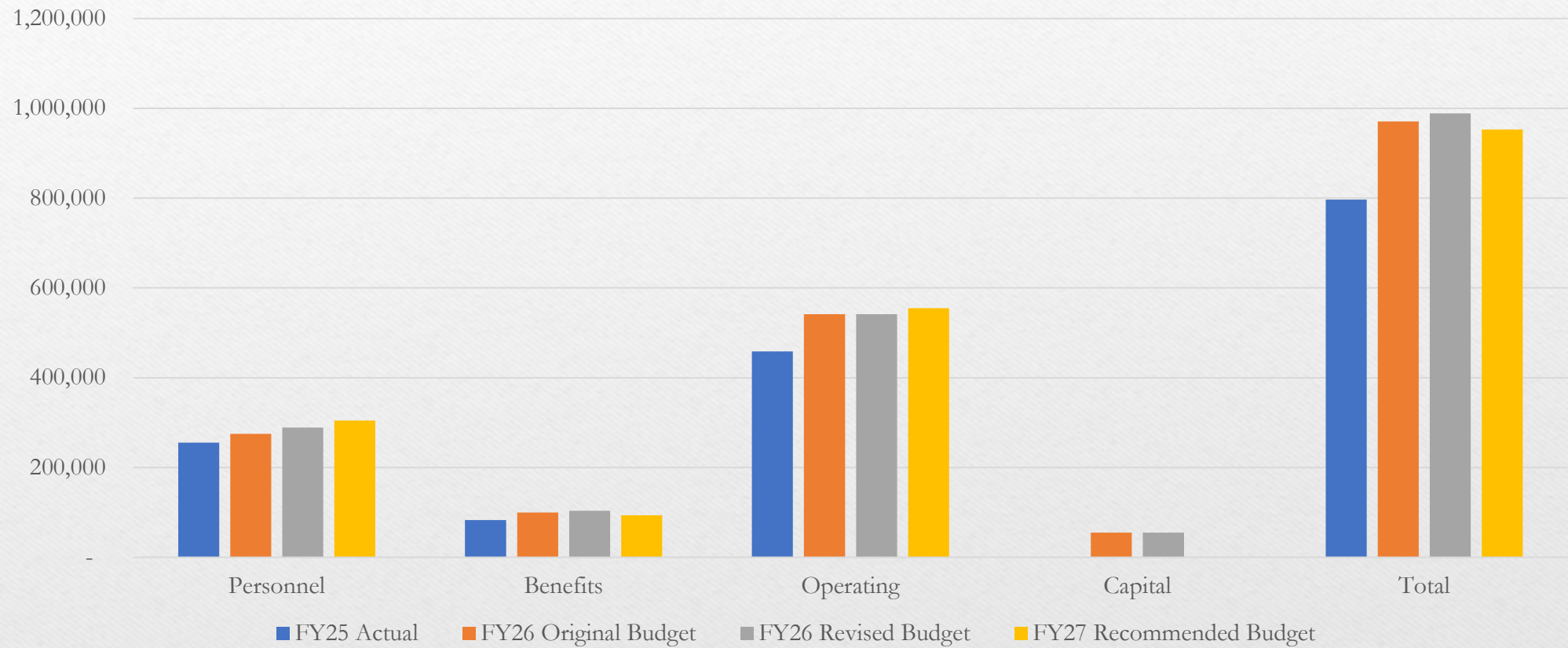
Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 32652-5214 – Christmas Decorations - \$3K – Replacement Christmas Lights and additional photo op decorations
- 32652-5236 – Information Technology - \$10K for expansion of safety cameras
- 32652- 5274 - Capital Acquisitions - \$23,200 additional benches and dining sets
- 32652 – 5278 – Signs \$1K for signage refresh

Other Downtown Operations Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Personnel	\$255,232	\$274,952	\$289,228	\$304,385
Benefits	83,127	99,700	103,441	93,764
Operating	458,490	541,264	541,264	554,980
Capital	-	55,000	55,000	-
Total	\$796,848	\$970,915	\$988,932	\$953,129

Other Downtown Operations Expenditures



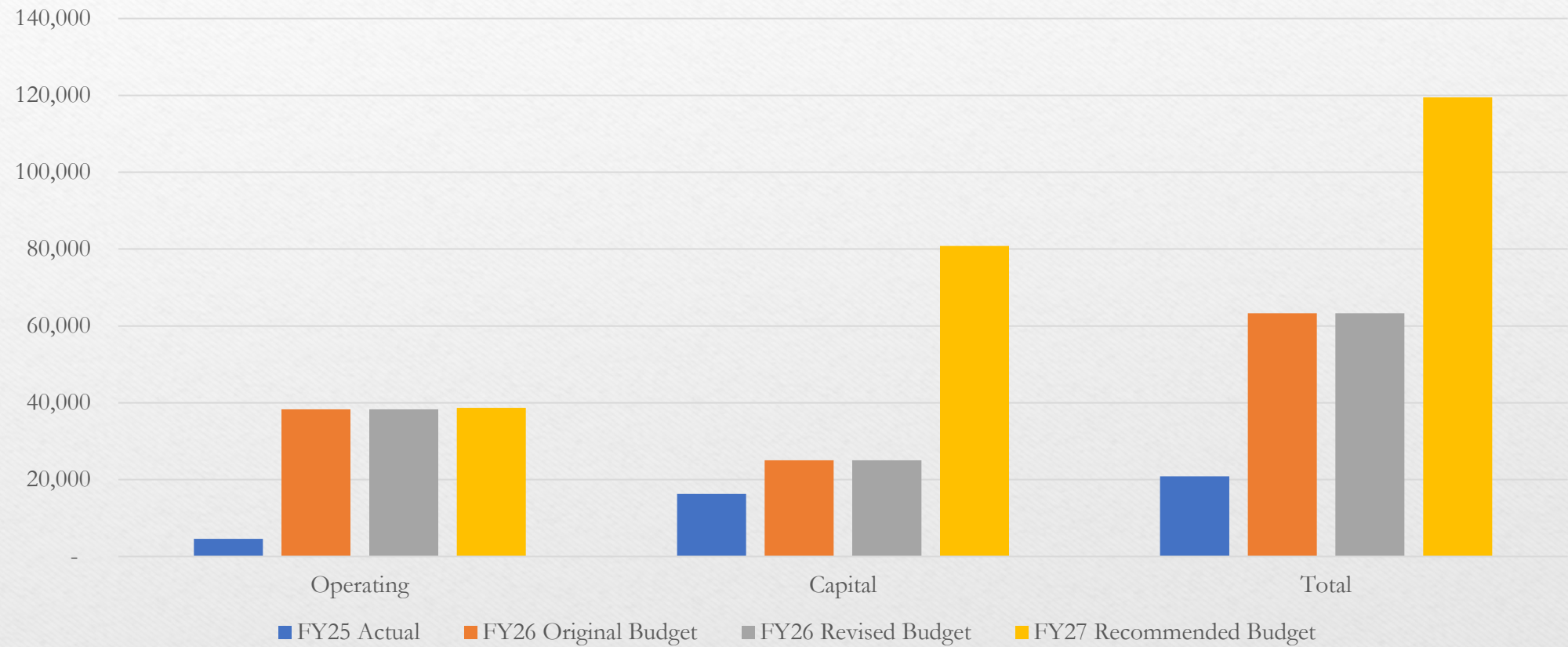
Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 32653-5102 – Contractual Services - \$4,300 Annual Fee Perry Weather Station
- 32653-5236 – Information Technology - \$15K for location intelligence and foot traffic data
- 32653-5516 – Main Street - \$10K for activities for Social District, \$9K for First Friday events

Parking Expenditures

Department Summary	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget
Category				
Operating	\$4,583	\$38,300	\$38,300	\$ 38,700
Capital	16,250	25,000	25,000	80,800
Total	\$20,833	\$63,300	\$63,300	\$119,500

Parking Expenditures



Category and Reason for any Major Increases in Fiscal Year 2027 Budget

- 32654-5274 - Capital - \$80K for replacement of pay stations
- 32654-5278 – Signs - \$2K for replacement of worn and broken signage

CAPITAL PROJECTS AND CAPITAL IMPROVEMENT PLAN



CAPITAL PROJECTS FUND AND RECOMMENDED CAPITAL IMPROVEMENT PLAN

Stormwater Projects are included in the Capital Projects Fund if the project spans longer than one year to complete.

RECOMMENDED FY 2027 CAPITAL PROJECTS

- The City has four active grant awards that impact City Infrastructure. These projects are included in the active Capital Projects list.
 - The Charles/Craven drainage project is fully funded by a SC Office of Resilience grant for \$11,962,093.
 - The King Street drainage project is partially funded by a Rural Infrastructure Authority grant for \$8,093,231.
 - The Bayard Street drainage project is partially funded by a FEMA grant for \$800,000.
 - The Marina A and D dock project is partially funded by a \$513,333 FEMA Public Assistance Program grant due to the impact from Hurricane Helene.

BUDGET SUMMARY- CAPITAL PROJECTS FUND

				FY 2027 Recommended Budget	Increase (Decrease) from Prior Year Original Budget
Revenues	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget		
Grants	\$ 1,813,104	\$ 21,064,812	\$ 21,226,812	\$ 19,125,790	\$ (1,939,022)
Partnerships	-	528,947	528,947	-	(528,947)
Transfers In	5,937,189	6,155,712	6,409,712	6,393,397	237,685
Interest	88,026	-	-	-	-
Release of Fund Balance	-	700,000	700,000	-	(700,000)
Total Revenues	<u>7,838,319</u>	<u>28,449,471</u>	<u>28,865,471</u>	<u>25,519,187</u>	<u>(2,930,284)</u>
Expenditures					
Capital	<u>7,341,782</u>	<u>28,449,471</u>	<u>28,865,471</u>	<u>25,519,187</u>	<u>(2,930,284)</u>
Total Expenditures	<u>\$ 7,341,782</u>	<u>\$ 28,449,471</u>	<u>\$ 28,865,471</u>	<u>\$ 25,519,187</u>	<u>\$ (2,930,284)</u>
Net (Deficit) Surplus	<u>\$ 496,537</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Budget Highlights:

- 16 active capital projects on parks, stormwater, and streets improvements throughout the City for a total of \$25,519,187.

FY27 Recommended Capital Projects Funding Sources

Funding Sources	FY 2027 Recommended Budget
Category	
Grants	\$ 19,125,790
Transfers In	6,393,397
Total	\$ 25,519,187

FY27 Recommended Capital Projects

Funding Sources Detail - Grants

Grant	Project	FY 2027 Recommended Budget
SCOR Grant	Charles/Craven Street Drainage	\$ 8,912,679
SCIIP Grant	King Street Drainage	8,854,314
STAG Grant	Bayard Street Drainage	683,464
FEMA BRIC Grant	Pigeon Point Drainage Study	162,000
FEMA Grant	Marina A and D Docks	513,333
	Grant Total	\$ 19,125,790

FY27 Recommended Capital Projects Funding Sources Detail – Transfers In

Fund Providing Transfer In	Category	Project	FY 2027 Recommended Budget
General	Fund Balance	Duke Street Streetscape and Drainage	375,000
Stormwater	Stormwater Bond Funds	Bayard Street	419,091
Stormwater	Stormwater Bond Funds	Pigeon Point Drainage Study	54,000
TIF II	Fund Balance	Police Department Building Upfit	150,000
TIF II	Fund Balance	City Hall/PD/Court Roof	700,000
TIF II	Fund Balance	Fire Station One Renovations	800,000
TIF II	Fund Balance	City Hall Parking Land Acquisition and Design	1,000,000
TIF II	Fund Balance	SC 1 st Volunteers Park	250,000
ARPA	Fund Balance	Duke Street Streetscape and Drainage	694,220

FY27 Recommended Capital Projects Funding Sources Detail – Transfers In

Fund Providing Transfer In	Category	Project	FY 2027 Recommended Budget
Parks and Tourism	P&T Revenue Bond	Southside Park- Phase II Construction	275,000
Parks and Tourism	P&T Revenue Bond	Waterfront Park Relieving Platform Engineering	925,000
Parks and Tourism	Fund Balance	Carnegie Building Interior	200,000
Parks and Tourism	Fund Balance	Marina A and D Docks	111,447
State Accommodation Tax	Fund Balance	Arsenal Walls Rehabilitation	239,639
State Accommodation Tax	Fund Balance	Arsenal Windows	200,000
		Transfers In Total	\$6,393,397

FY27 Recommended Capital Projects Expenditure Detail

Projects	FY 2027 Recommended Budget
Fire Station One Renovations	\$ 800,000
Southside Park- Phase II Construction	275,000
1 st SC Volunteer Park	250,000
Waterfront Park Relieving Platform Phase II Engineering	925,000
Charles/Craven Street Drainage	8,912,679
King Street Drainage	8,854,314
Bayard Street Drainage	1,102,555
Police Department Building Upfit	150,000
City Hall Parking Land Acquisition and Design	1,000,000

FY27 Recommended Capital Projects Expenditure Detail

Projects	FY 2027 Recommended Budget
Carnegie Building Interior	\$ 200,000
Arsenal Walls Rehabilitation	239,639
Arsenal Windows	200,000
City Hall/PD/Court Roof Replacement	700,000
Pigeon Point Drainage Study	216,000
Marina A and D Dock	624,780
Duke Street Streetscape and Drainage Construction	1,069,220
Total	\$ 25,519,187

Capital Project Fund Detail

Description	State							Total FY27 Recommended
	TIF II Fund	Parks and Tourism Fund	Accommodations Tax Fund	Stormwater Fund	ARPA Fund	General Fund	Grants	
City Facilities								
Carnegie Building Interior		\$ 200,000						\$ 200,000
Arsenal Walls Rehabilitation			239,639					239,639
Arsenal Windows			200,000					200,000
City Hall/PD/Court Roof Replacement	700,000							700,000
Fire Station One Renovations	800,000							800,000
City Hall Parking Land Acquisition/Design	1,000,000							1,000,000
Police Department Building Upfit	150,000							150,000
<u>Parks</u>								
Southside Park		275,000						275,000
Waterfront Park Relieving Platform								
Engineering		925,000						925,000
1st South Carolina Volunteer Park	250,000							250,000
<u>Stormwater</u>								
Charles/Craven Street Drainage							8,912,679	8,912,679
King Street Drainage							8,854,314	8,854,314
Bayard Street				419,091			683,464	1,102,555
Pigeon Point Drainage Study				54,000			162,000	216,000
<u>Marina</u>								
Marina A and D Dock		111,447					513,333	624,780
<u>Streets</u>								
Duke Street Streetscape and Drainage					694,220	375,000		1,069,220
	\$ 2,900,000	\$ 1,511,447	\$ 439,639	\$ 473,091	\$ 694,220	\$ 375,000	\$ 19,125,790	\$ 25,519,187



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/15/2026
From: Stephenie Price, Police Chief
Item Name: Discussion on an ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances
Meeting Date: April 28, 2026
Department: Police Department

Background Information:

Introduction:

The purpose of this agenda item is to request City Council's consideration, review, and potential revision of Beaufort's noise ordinance to improve clarity, consistency, and alignment with current community expectations. The proposed revision encompasses emerging noise sources, quality of life concerns for residents, and the need to balance neighborhood impacts with business and event activity.

Background:

Over the past years, the noise ordinance has served as guidance for addressing loud and unseemly noise within the city. After discussion during the recent work session, City Council requested that staff work collaboratively with the City Attorney to review the ordinance and suggest potential revisions. The resulting review is intended to ensure the ordinance remains effective, legally sound, and reflective of community expectations.

This item was postponed by a motion at the Regular Council Meeting to be discussed in the next worksession on April 28, 2026, and then for Second Reading at the May 12, 2026, Regular Meeting.

Legal Authority:

The City of Beaufort is authorized to adopt, amend, and enforce noise regulations pursuant to the Home Rule powers granted to municipalities under South Carolina law. Section 5-7-30 of the South Carolina Code of Laws authorizes municipalities to enact ordinances necessary for the protection of public health, safety, and welfare, including the regulation of activities that may constitute a public nuisance. Noise control ordinances fall within this general police power.

The City of Beaufort has the legal authority to review, revise, and enforce its noise ordinance to address quality-of-life concerns and community standards within the city.

Staff Recommendation:

Staff recommends that City Council adopt the draft noise ordinance as revised and in collaboration with the City Attorney. The proposed ordinance reflects direction provided by City Council, incorporates legal review to ensure consistency with applicable state law, and is intended to improve clarity, fairness, and enforceability. Adoption of the draft ordinance will provide clear standards for residents, businesses, and enforcement personnel, while supporting quality of life objectives and community expectations within the City of Beaufort.

First reading was held on March 10, 2026. The following amendments were made:

Sec 9 - 1008 (a) (1) - Any sound made that exceeds 75 decibels when measured from the property line

(2) - Amplified music that exceeds 75 decibels when measured from the property line

(b) (3) - added city contracted services and changed the hours to 8:00 am and 9:00 pm

(8) - added Amplified Music which exceeds 75 decibels, and removed 60db but does not exceed 70db

Placed on Agenda For:

Action

Attachments:

1. 2026-02 Loud and Unseemly Noise Ordinance
2. Noise Ordinance Clean Version 3-17-26
3. Noise Ordinance Edited 03-17-26 after first reading

Ordinance 2026/02

An ordinance to amend Part 9, Chapter 1, Section 9-1008. – Loud and Unseemly Noise of the City of Beaufort Code of Ordinances

WHEREAS, the City Council of the City of Beaufort finds that excessive and unreasonable noise is detrimental to the public health, safety, welfare, and quality of life of residents, visitors, and businesses; and

WHEREAS, the City has a substantial interest in protecting the peace, comfort, and repose of persons of ordinary sensibilities within residential, commercial, and mixed-use areas; and

WHEREAS, uncontrolled noise may interfere with sleep, communication, business operations, and the enjoyment of public and private property, and may negatively impact tourism and economic vitality; and

WHEREAS, the City recognizes the importance of cultural activities, entertainment, and live music to Beaufort's historic downtown, waterfront, and hospitality economy; and

WHEREAS, the City Council seeks to balance the reasonable enjoyment of music, events, and commercial activity with the rights of residents and property owners to be free from excessive and unreasonable noise; and

WHEREAS, objective noise standards, including decibel limits and plainly audible thresholds, provide fair notice to the public and clear guidance for enforcement; and

WHEREAS, the establishment of a designated Nighttime Music District allows for extended hours of amplified music in a defined area while preserving neighborhood livability elsewhere in the City; and

WHEREAS, it is necessary to update and clarify the City's noise regulations to promote consistency, enforceability, and transparency.

NOW, THEREFORE, be it ordained by the City Council of the City of Beaufort duly assembled and by authority of same, that Section 9-1008 of the City of Beaufort Code of Ordinances is hereby stricken in its entirety and replaced by the language as shown in Exhibit A, hereto, and that no other sections are to be modified or removed.

PHILIP E. CROMER, MAYOR

Attest:

TRACI GULDNER, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: Reviewed as to form by Benjamin Coppage, City Attorney

Sec. 9-1008. – Loud and Unseemly Noise;

- (a) **Noises Prohibited.** Any loud, obnoxious, unnecessary, or excessive noise which disturbs or interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of commercial or public properties for their intended purposes, is prohibited. Prohibited noises include, without limitation, the following:
- (1) Any sound made that exceeds 75 decibels when measured from the property line;
 - (2) Amplified music that exceeds 75 decibels when measured from the property line;
 - (3) The use of obscene language at a volume that is louder than that necessary for normal conversation;
 - (4) 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, which are stated for the purpose of willfully disturbing any person or business;
 - (5) The use of a motor vehicle in a manner which emits loud and unseemly noise which disturbs any residence, neighborhood, or business; and
 - (6) 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 decimeter, or its equivalent, 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.
- (b) **Exceptions.** This section shall not apply to the following:
- (1) The use of a vehicular horn for the purpose of notifying those nearby of the presence of another vehicle or a potential hazard;
 - (2) The sound produced by the use of equipment owned or operated by federal, state, or local governments including, but not limited to emergency response vehicles, law enforcement vehicles, EMS vehicles and fire district response vehicles;
 - (3) The sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning, and maintenance of buildings, streets, on public or private premises and city contracted services, when operated between the hours of 8:00 am and 9:00 pm.
 - (4) The sound produced by bells or chimes or other carillon instruments when used to signify the passage of hour, half-hour or quarter-hour components, or to commemorate a wedding, funeral or similar event, including regular religious services, provided the sounds do not exceed five continuous minutes in duration in any one-hour period;
 - (5) Aircraft in flight or in operation at an airport;
 - (6) The sound emanating from a ballpark, playing field, stadium, or comparable outdoor facility designed and intended for recreational or sports activity when used for organized exhibitions or participatory sports or recreational activities;
 - (7) Sounds produced by properly permitted parades, special events, or fireworks displays;
 - (8) Amplified music which exceeds 75 decibels which is played in the Nighttime Music District between 10 p.m. and 1 a.m. on Friday and Saturday nights. The Nighttime Music District is defined as being bounded on the north by Bay Street, on the east by Carteret Street, on the south by the Beaufort River, and on the west by the Downtown Marina and the Downtown Marina parking lot. The sound produced by an electrical generator when that generator is being used to provide electricity to a dwelling unit or business to which electricity is temporarily not being provided by a public utility as a result of inclement weather, natural disaster, or other emergency situation beyond the control of the owner or occupant of the dwelling unit or business.

- (c) **Enforcement.** Any person convicted of a violation of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not exceeding the maximum allowed within the jurisdiction of the Municipal Court for the City of Beaufort, or imprisonment not exceeding 30 days, or both.

Sec. 9-1008. – Loud and Unseemly Noise;

(a) **Noises Prohibited.** Any loud, obnoxious, unnecessary, or excessive noise which disturbs or interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of commercial or public properties for their intended purposes, is prohibited. Prohibited noises include, without limitation, the following:

- (1) Any sound made that exceeds 75 decibels when measured from the property line. ~~which is plainly audible fifty (50) feet from its source;~~
- (2) Amplified music that exceeds 75 decibels when measured from the property line. ~~which is plainly audible fifty (50) feet from its source;~~
- (3) The use of obscene language at a volume that is louder than that necessary for normal conversation;
- (4) 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, which are stated for the purpose of willfully disturbing any person or business;
- (5) The use of a motor vehicle in a manner which emits loud and unseemly noise which disturbs any residence, neighborhood, or business; and
- (6) 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 decimeter, or its equivalent, 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.

(b) **Exceptions.** This section shall not apply to the following:

- (1) The use of a vehicular horn for the purpose of notifying those nearby of the presence of another vehicle or a potential hazard;
- (2) The sound produced by the use of equipment owned or operated by federal, state, or local governments including, but not limited to emergency response vehicles, law enforcement vehicles, EMS vehicles and fire district response vehicles;
- (3) The sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning, and maintenance of buildings, streets, on public or private premises and **city contracted services**, when operated between the hours of **8:00 am and 9:00 pm** ~~7:00 a.m. and 7:00 p.m.~~
- (4) The sound produced by bells or chimes or other carillon instruments when used to signify the passage of hour, half-hour or quarter-hour components, or to commemorate a wedding, funeral or similar event, including regular religious services, provided the sounds do not exceed five continuous minutes in duration in any one-hour period;
- (5) Aircraft in flight or in operation at an airport;
- (6) The sound emanating from a ballpark, playing field, stadium, or comparable outdoor facility designed and intended for recreational or sports activity when used for organized exhibitions or participatory sports or recreational activities;
- (7) Sounds produced by properly permitted parades, special events, or fireworks displays;
- (8) Amplified music which exceeds **75 decibels** ~~60db but does not exceed 70db~~ which is played in the Nighttime Music District between 10 p.m. and 1 a.m. on Friday and Saturday nights. The Nighttime Music District is defined as being bounded on the north by Bay Street, on the east by Carteret Street, on the south by the Beaufort River, and on the west by the Downtown Marina and the Downtown Marina parking lot. The sound produced by an electrical generator when that generator is being used to provide electricity to a dwelling unit or business to which electricity is temporarily not being provided by a public utility as a result of inclement weather,

natural disaster, or other emergency situation beyond the control of the owner or occupant of the dwelling unit or business.

- (c) **Enforcement.** Any person convicted of a violation of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not exceeding the maximum allowed within the jurisdiction of the Municipal Court for the City of Beaufort, or imprisonment not exceeding 30 days, or both.