



# Beaufort County Land Preservation Department

## Facility Rental Policy, Application and Fee Schedule

### Applicability

This facility rental policy applies to all **Land Preservation Department managed property, buildings and structures** (collectively referred to as “Property”), owned by Beaufort County. All requests for meetings, conferences, gatherings, or events on Properties are subject to this policy. **All picnic pavilions on Land Preservation Department managed Properties are on a first-come, first-serve basis and are not reservable.** Any questions can be directed to the County’s Land Preservation Director at (843) 255-2152.

Any nonprofit organization and/or association, educational institution, government organization, or for-profit individual, limited liability corporation, and/or incorporated corporation, desiring to rent Property are required to obtain a permit for such activity. This includes private or public events, whether a fee is charged or not, and includes, but is not limited to, events such as weddings, birthday parties, fundraisers, and social gatherings. Proof of applicable insurance is required, as detailed in the Insurance and Liability section of this document.

Depending on the desired rental details and the Property requested for rent, certain restrictions may apply and will be discussed with the applicant upon application submittal. The rental fee **may** be prorated, reduced or waived by the County’s Land Preservation Director depending upon the application details. Applicants will be held responsible for all costs associated with replacement, repair, and/or cleaning of the Property if damage occurs during the applicant’s use of said Property.

Applicants desiring to rent a Property on a reoccurring basis may be denied on certain dates by the Land Preservation Department Director due to availability because of other scheduled events or uses, or other factors as detailed in the Property Descriptions section of this document. Applicants requesting a reoccurring rental may request to do so at a maximum of once a month per calendar year (January 1 – December 31), subject to availability, and will be required to provide a meeting schedule with their permit application.

Nonprofit organizations/associations, educational institutions, and/or government organizations may request a waiver of any fees. Proof of their status will be required to be submitted with any fee waiver request. Request of a fee waiver does not guarantee the fee will be waived and is dependent upon the application details.

### Application Process

The Property rental process begins with the submittal of a completed Facility Rental Application (Exhibit A) to the County Land Preservation Director. Receipt of an application should not be construed as final approval or confirmation of the request. The Land Preservation Director, or their representative, will contact the applicant upon receipt of the application and thereafter will serve as the primary point of contact. Applicants are responsible to contact all affected County departments and/or public agencies

with regard to related permits or licenses that may be required for the requested event. Please carefully review this policy and the application for contacts needed based on the type of requested event.

Applications will be approved on a first-come, first-serve basis. Any required documents **must** be provided with the application in order for it to be considered a complete application. Any required secondary permit approval confirmations **must** be provided within ten (10) days of the event start date to avoid event cancellation.

Applicants must complete the entire application, Exhibit A, and submit it **at least thirty (30) business days** prior to the requested event date. The application may be submitted via mail, hand delivery, or email to the Beaufort County Land Preservation Director at:

Land Preservation Department  
c/o Director  
124 Lady's Island Drive  
Beaufort, SC 29907  
[snagid@bcgov.net](mailto:snagid@bcgov.net)

### **Payment and Cancellation**

Within five (5) business days after receipt of an application, the Land Preservation Director, or their representative, will contact the applicant to discuss the application details and any questions. A **\$25.00 non-refundable** application processing fee is required for all submitted applications. Applications will not be reviewed until the application processing fee has been paid in full. Additional fees may apply from other required secondary permits. Payment for the application processing fee shall be by check or money order made out to "**Beaufort County**" (cash is not accepted); or by credit card at a secure payment link that will be provided by the Land Preservation Director, or their representative.

Within fifteen (15) business days after receipt of an application, the Land Preservation Director, or their representative, will provide a notice to the applicant to inform them if the application for rental has been approved or denied. If approved, the applicant will be notified of the rental fee due to the County for rental of the Property in the approval notification. The entire rental fee must be received by the County **at least ten (10) business days prior** to the date the applicant is to rent the Property. Payment for the rental fee shall be by check or money order made out to "**Beaufort County**" (cash is not accepted); or by credit card at a secure payment link that will be provided by the Land Preservation Director, or their representative.

Any cancellation or change to the application must be submitted in writing by the applicant to the Land Preservation Director **no less than five (5) business days prior** to the requested rental date. Refund of the rental fee, less a 25% service charge, will be made to the applicant if notice is provided within the allocated time frame. Refunds will be made by the Beaufort County Finance Department and will be mailed within thirty (30) days of cancellation. **No refunds will be issued for any cancellation within five (5) business days of the rental date.**

The County reserves the right to deny any application for rent of a Property for any reason. Any permit issued for rental of a Property may be revoked by the Land Preservation Director in the case of property abuse by an applicant or their guests. The Land Preservation Director may deny future applications for a permit to rent Property if an applicant or any of their guests does not abide by the terms of their permit or abuses the Property during their rental.

### **Property Conditions**

All Properties and their facilities are available on an “as is” basis. Beaufort County does not provide any additional services, equipment, or amenities than what are currently existing on the Property.

Applicants are responsible for providing all additional amenities desired for their requested rental. All anchoring and signage must be accomplished with weights (i.e. sandbags, concrete/water filled barrels, etc.). Ground disturbance, soil disturbance, digging, fastening, or attaching to any tree, shrub, or park feature is strictly prohibited. Any settings or structures must be self-supporting, temporary and portable.

Food and beverages are allowed. Beaufort County does **not** provide any food and beverage service. If food and beverages will be catered or provided by the applicant, all leftover food, beverages, serving implements and trash must be removed from the Property and disposed of by the applicant. Tablecloths must be used if applicant plans on serving food on County provided furniture. Alcohol **may** be allowed on Properties by permit only and must follow the compliance requirements detailed in Exhibit B.

Beaufort County recommends one (1) portable toilet for every 250 people who attends the whole, or portion of, an applicant’s event. Ten percent (10%) of provided toilets should be ADA accessible. This figure is based upon the maximum number of attendees at your event during **peak** time. Portable sinks will be required at portable toilet locations if the event has four (4) or more food vendors and/or at a sink to toilet ratio of 1:10. Beaufort County may determine the total number of required toilets and sinks on a case-by-case basis.

Applicants may be required to contract with the Beaufort County Sheriff’s Office, or a private security firm, to provide security to ensure public safety. Security deputies should be graduates of the South Carolina Law Enforcement Academy, have a working knowledge of Beaufort County Sheriff Department procedures, and be approved by the Chief Deputy. Contact the Beaufort County Sheriff’s Office for special event information and charges at (843) 255-3200. Private security firms must be South Carolina Law Enforcement Division (SLED) certified.

Applicants are responsible for the set-up, clean up, off-site trash disposal and reset of the Property within their requested rental time frame. The start times designated on the application is when the applicant will arrive on the Property to begin set-up. The end times designated on the application is when the applicant will have all items cleaned up and all attendees vacate the Property. Applicants must remove all self-generated trash from the Property themselves; clean up all food, beverages, serving implements, and supplies; and reconfigure the Property to its original condition before leaving the Property. The cost of any employee time incurred because of an applicant’s failure to clean and/or reset the Property following the rental will be borne by the applicant.

The County's Properties and indoor facilities are smoke-free environments, and the use of illegal substances is strictly prohibited at any Property or facility.

### **Property Rental and Fee Schedule**

Beaufort County may impose restrictions on the month, day, time and/or location of rental of a Property or facility. Restrictions may be due, but not limited, to presence of threatened or endangered species, public enjoyment of the Property, overuse of the Property, and/or other scheduled events or programming. Any restrictions will be discussed with the applicant during the application review process.

Listed below are the Properties currently available for rental. Additional Properties may be added as they become available.

- **Fort Fremont Preserve Conference Room**
  - Location: 1124 Lands End Rd., St. Helena Island
  - Type: **Interior standard conference room**
    - Configuration: 20 chairs, five 6-foot tables and one 4-foot media table
    - Max Capacity: 20 people
    - A/V Equipment: projector with wireless laptop connection capability; wireless internet
    - Hours of Availability: Monday through Sunday, 8:00am to 10:00pm
    - Restrictions occur on Fridays, Saturdays and Sundays due to public open hours
    - Fee: \$50.00 for every 4-hour time block
  
- **Widgeon Point Preserve Event Barn**
  - **Any use of this property requires an approved facility rental application**
  - Location: 43 Okatie Hwy, Beaufort
  - Type: **Barn**
    - Configuration: 50x40-foot main floorspace, 12x12-foot bar/food floorspace, and 11x12-foot changing room
    - Max Capacity: 100 people
    - Includes use of parking lot and electricity at barn
    - Applicant must rent their own porta-potti facilities
    - Hours of Availability: Monday through Sunday, 7:00am to midnight
    - Restrictions occur November to April due to nesting bald eagles
    - Fee: \$1,500 per day

### **Insurance and Liability**

**Applicants requesting to serve alcohol, food, or entertainment are required to provide Liability Insurance coverage.** Where required, the applicant, or, if applicable, the organization hosting the event, must maintain insurance in the amount of \$1,000,000 General Liability (for food and entertainment requests) and \$1,000,000 Liquor Liability (for alcohol requests) to cover the entire duration of the event. The applicant must submit to the Land Preservation Director a Certificate of Insurance verifying the

required coverage and specifically identifying “Beaufort County” as an **Additional Insured**. Beaufort County does not sell insurance. This type of insurance policy can be acquired from most private insurance carriers. The insurance certificate must be submitted **at the same time** as the rental payment is provided.

Applicants requesting fee waivers due to nonprofit or educational institution status are required to provide proof of such status.

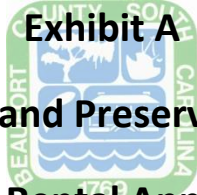
The County accepts no responsibility for the personal safety of any person, either inside or outside a Property and/or facility. The County is not responsible for damage, loss, or theft of personal property.

### **Ethical Standards**

The County presumes that all applicants renting County Properties will uphold high ethical standards without regard to race, color, religion, sex, sexual orientation, age, national origin, and/or disability. Properties will not be approved for rental by any group that advocates unconstitutional or illegal acts, or whose activities may be contrary to the best interests of the County or its citizens. No use shall be allowed that presents obvious danger to the safety of persons and property.

### **Hold Harmless/Indemnification Clause**

Applicants assume all risks incident to or in connection with the permitted event and shall be solely responsible for damage or injury of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permitted event or the conduct of applicant’s operation. Applicants must expressly agree to defend, indemnify and to save the County harmless from any penalties for violation of law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permitted event or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees.



**Exhibit A**

**Beaufort County Land Preservation Department**

**Facility Rental Application**

<b>APPLICANT INFORMATION</b>		
Applicant/Contact Name:		
Organization Name (if applicable):		
Street Address:		
City/State/Zip:		
Phone Number:		
Email Address:		
<b>EVENT INFORMATION</b>		
Event Name:		
Purpose of Event:		
Primary Event Activities:		
Event Date(s):		
Start Time:	End Time:	Total Time:
Set-Up Begins:	Clean-Up Ends:	
Estimated Attendance:		
Charge of Admittance:		
Private or Public Event:		

<p>Property Requested:  <input type="checkbox"/> Fort Fremont Conference Room / <input type="checkbox"/> Widgeon Point Event Barn  Other: _____  <i>If "Widgeon Point Event Barn", a secondary Special Event Permit is required by the County Zoning Department. Additional information will be provided to applicant.</i></p>
<p>Non-profit Organization Fee Waiver Requested: <input type="checkbox"/> Yes / <input type="checkbox"/> No  <i>If "Yes", non-profit status documentation is required with application.</i></p>
<p>Will tents be used for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  If "Yes", how many and what size:</p>
<p>Will any signs or banners be hung for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  If "Yes", how many and what size:</p>
<p>Will there be any musical entertainment for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  If "Yes", describe type of music and band needs:   <i>If approved, Applicant understands Law Enforcement may order musical entertainment to cease if determined it may incite a crowd to become unruly and risk injury.</i></p>
<p>Will amplified sound be used for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  <i>If "Yes", Applicant understands amplified sound can only be conducted during the hours of 8:00 a.m. to 10:00 p.m. If approved, this application is not a "noise permit". Law Enforcement may determine that noise during an approved event is offensive to others and may require Applicant to stop the noise.</i></p>
<p>Will portable toilets be used for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  If "Yes", how many and what company (name and telephone number):</p>
<p>Will vendors be included for this event? <input type="checkbox"/> Yes / <input type="checkbox"/> No  <i>A "vendor" is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise, or services. If "Yes", contact the Beaufort County Business License Department at (843) 255-2270 for a Vendor Permit.</i></p>
<p>If the event will have <b>food</b> vendors, select all that apply:  <input type="checkbox"/> Served / <input type="checkbox"/> Sold / <input type="checkbox"/> Catered / <input type="checkbox"/> Prepared Outdoors  <i>For any food preparation or service, Applicant must contact the Department of Health and Environmental Control at (843) 846-1030 for approval. Applicant is responsible for arranging</i></p>

*health inspections and providing a plan for clean-up and grease removal. Fire Code requires a fire extinguisher at each cooking location.*

Will beverages be served or sold at this event?  Yes /  No

Will alcoholic beverages be served?  Yes (*Exhibit B applies*) /  No

Will alcoholic beverages be sold?  Yes (*SC ABCA permit required*) /  No

What type of alcohol will be served?  Beer /  Wine /  Liquor

Who will be serving the alcohol?

What are the times alcohol will be served?

What locations within the event site will alcohol be served?

Have you applied for a South Carolina temporary ABCA Permit (State Statute 61-4-550)?  Yes /  No

Will any upright tanks (i.e. helium, propane, etc.) be used for this event?  
 Yes /  No

*If "Yes", all tanks must be secured in a manner to prevent being knocked over and all tanks not being used will be capped/closed appropriately.*

Will any portable heaters be used for this event?  Yes /  No

Will any deep fryers be used for this event?  Yes /  No

Will any of the following be used for this event?  
 Lasers /  Torches /  Candles /  Fireworks

*Restrictions may apply for any of these due to safety and fire hazards. Fireworks are strictly prohibited on County Property.*

Will generators or electrical service be used for this event?  Yes /  No

*If "Yes", restrictions may apply and generators cannot be refueled within the event site during event operating hours.*

Will security be provided at this event?  Yes /  No

If "Yes", select all that apply and list dates/times security will be on site:

Alcohol Security /  Event Area Security /  Overnight Security

Stage Security /  Gate Security /  Money Handling Security

Other:

Dates/Times:



On a separate sheet, provide a site plan map sketch of the entire event venue, including all event amenities requested (i.e. tents, signs, music stages, toilets/sinks, vendors, alcohol service, first aid station, garbage receptacles, barricades, generators, security, etc.).

I hereby stipulate that I have read and understand all the rules and regulations as set forth by the Facility Rental Application, its instructions, and associated Exhibits and the governing body of Beaufort County for the use of the rental Property. I agree to abide by the terms of the Facility Rental Application and further understand that if any of the terms are not complied with the County may terminate the event. I also understand that proof of sufficient insurance will be required when the event involves serving or providing alcohol, food, or entertainment. Proof of insurance may also be required in other circumstances at the discretion of the County.

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

For Office Use Only			
Permit #:		Approval Date:	
Staff Approval (Print Name):			
Staff Approval (Signature):			
Processing Fee	Due: \$	Date Paid:	Payment Type:
Rental Fee	Due: \$	Date Paid:	Payment Type:
Final Inspection			
Staff Initials:		Date:	
Damage/No Damage Notes:			

## Exhibit B

### Alcohol Policy Compliance Requirements

If approved, the Facility Rental Application will permit the Applicant/Organization to have and consume alcohol at the named Property provided the following rules, regulations, and conditions are understood and adhered to:

- Approval is only valid on the day requested and only for the hours that the Property is reserved. The County reserves the right to revoke or cancel permit approval for any violation of compliance requirements or abuse of privilege, without rental fee refund.
- The service of alcoholic beverages shall be in compliance with all applicable state and local laws and an approved Facility Rental Application **must** be on site with the event coordinator. The County reserves the right to remove, or have removed, from the Property any person deemed objectionable.
- The Property will be used in a safe manner, with all members of the named Organization complying with all the Property rules and regulations as established by Beaufort County and all applicable laws of the State of South Carolina, including the Alcoholic Beverage Control Act. It shall be the obligation of the Applicant/Organization, and all members of such, to be aware of said rules, regulations, and laws.
- The Alcoholic Beverage Control Act may require the Applicant/Organization to apply to the State of South Carolina for a temporary alcohol permit under certain conditions. It is the Applicant's/Organization's responsibility to determine if a temporary alcohol permit is required under state law. Information on how to receive a temporary alcohol permit can be received from the South Carolina Department of Revenue at (843) 852-3600 or on-line at [www.sctax.org](http://www.sctax.org).
- Applicant/Organization assumes liability for all damages to County property caused by any member of the event, whether accidental, willful, or the result of carelessness or negligence.
- Applicant/Organization assumes all risk and responsibility for regulating the consumption of alcohol. The Applicant/Organization contact person is responsible for informing all vendors of alcoholic beverage application rules, regulations, and conditions. The County assumes no responsibility for incidents that arise as a result of the consumption of alcoholic beverages.
- Applicant/Organization shall be prepared to provide transportation through a designated driver or commercial taxi/transportation service in the event that there is reason to believe any person has consumed alcoholic beverages in excess of the legal limits and intends to operate a motor vehicle.
- The event may be inspected at any time by County staff or any public authority, including law enforcement, to ensure compliance with all legal requirements. The County reserves the right to require security officers for groups consuming alcohol, the direct cost of which will be the responsibility of the Applicant/Organization.
- Alcohol shall be consumed only in the immediate area of the rented Property. Applicant/Organization **must** fence or restrict the event area to prevent participants from leaving the area with alcoholic beverages.


- The serving of alcoholic beverages shall not begin before the designated event start time. There shall be no open containers of alcohol on site before this designated time. All alcohol **must** be removed from the Property by the conclusion of the event.
- Applicant/Organization and all participating vendors **must** discontinue alcohol distribution at a minimum of **15 minutes prior** to the end of the event. All alcohol **must** be cleared from the Property at the end of the event. At no other time may alcohol be present, possessed, served and/or consumed in the public area.
- Serving hours **must** be posted at all serving locations.
- Signs at least 11" x 17" informing participants that alcoholic beverages are prohibited on County streets and sidewalks beyond the boundary of the event permit area **must** be posted.
- Any consumption of alcohol by employees, workers, volunteers, etc. selling the alcohol is strictly prohibited.
- There shall be no glass/plastic bottles or cans served during the event. The contents of any alcohol served or sold in bottles or cans **must** be poured into plastic or paper cups. Alcoholic beverages shall be served in readily identifiable cups distinct from those used for non-alcoholic beverages.
- No more than 2 alcoholic beverages can be sold to a customer at a time. If 2 alcoholic beverages are sold at one time, the vendor **must** ask if the second beverage is going to someone previously ID'd.
- It is a violation to sell liquor, beer, or wine to an intoxicated person (State Code: 61-4-580(A)(2)). Applicant/Organization shall not serve or provide any alcoholic beverages to any person who appears to be intoxicated or to have consumed an excess amount of alcohol.
- It is a violation to permit or knowingly allow a person under 21 years of age to purchase or possess or consume liquor, beer, or wine (State Code: 61-4-580(A)(1)). Applicant/Organization shall ensure that no persons under 21 may have access to alcohol and shall require the presentation of valid identification and proof of ownership or retain an independent security agent to comply with this provision.
- Applicant/Organization **must** follow the following Wristband Distribution Guidelines:
  - Applicant/Organization will issue specific colored wristbands to the vendors within the event site and make the Land Preservation Director aware of the type and color of the wristband used each day for alcohol sales.
  - For multi-day events, a different color wristband will be used each day. Wristband colors must match identically to the wristband distribution log for each day of the event.
  - Anyone 21 years of age or older wishing to consume alcohol at the event on the facility must be wearing the colored wristband assigned to the event on that day in order to be served alcohol.
  - Patrons 21 years of age or older wishing to consume alcohol, must present a valid state ID card or a valid driver's license to receive a valid wristband. Event wristband sellers will be asked to ID the person; however, the final responsibility for abiding the state and local laws lies with the alcohol server.
  - Identification checking/wristband distribution stations must be available throughout the event site.

- Event patrons who are not wearing a valid colored wristband assigned to the event on that day and who are in possession and/or consuming alcoholic beverages will be charged with a violation.

- The following signs **must** be posted as follows:

**At each alcoholic beverage service location:**

A) SC Must be 21 Sign



**BEAUFORT COUNTY**

**SOUTH CAROLINA CODE OF LAW 61-4-50**

It is unlawful to sell liquor, beer or wine to a person under the age of 21.

**SOUTH CAROLINA CODE OF LAW 61-4-80**

It is unlawful for any person to purchase liquor, beer or wine on a licensed premises and to give such liquor, beer or wine to a person to whom liquor, beer or wine cannot lawfully be sold.

B) Sales Times Sign



**BEAUFORT COUNTY**

**EVENT NAME**


**Alcohol Permit Hours**

**ALCOHOL SALES BEGIN @ ???PM**

**ALCOHOL SALES END @ ???PM**

**EVENT ENDS @ ???PM**

C) ID Check Sign




**BEAUFORT COUNTY**

**WE RESERVE THE RIGHT TO**

**RE-CHECK YOUR ID**

D) Volunteers Sign



**BEAUFORT COUNTY**


**REMINDER:**

**VOLUNTEERS CANNOT DRINK**

**ALCOHOLIC BEVERAGES BEFORE OR**

**DURING THEIR SHIFT**

E) Wristbands Sign



**BEAUFORT COUNTY**

WRISTBAND POLICIES

Anyone 21 years of age or older wishing to consume alcohol on public property must wear a County of Beaufort approved wristband.

All individuals consuming alcohol on public property will be required to purchase a wristband for \$1.00 from the event or any participating vendor in the event permit area.

Event patrons who are not wearing a valid wristband, and who are in possession and/or consuming alcoholic beverages, will be charged with a violation of the alcohol policy.


Any consumption of alcohol by employees, workers and volunteers selling alcohol is strictly prohibited

No more than two (2) alcoholic beverages shall be sold to a customer at a time.

\*\*\*\*\*

It is the policy of Beaufort County to ID any and all.

**At each entrance/exit to the event:**



**BEAUFORT COUNTY**

**NO ALCOHOL  
ALLOWED  
BEYOND THIS  
POINT**

F) No alcohol beyond Sign



**BEAUFORT COUNTY**

**SMOKING, PETS,  
BICYCLES &  
SKATING ARE  
PROHIBITED IN  
EVENT SITE**

G) Prohibited Sign (*inside buildings*)