

DAUFUSKIE ISLAND PLAN AND CODE UPDATE

October 2, 2017

Agenda

Project Update and Schedule

Survey Results

Existing Conditions Overview

Character Area Overview

Group Exercise

Next Steps



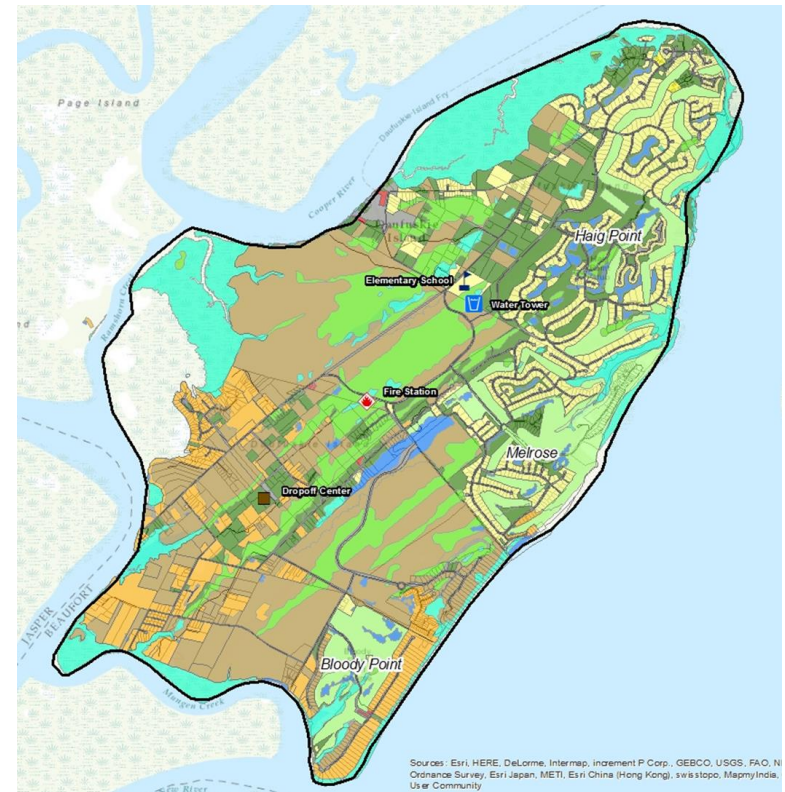
Plan Update

- » Daufuskie Island Council Initiative
 - Deborah Smith, Chair, Committee on the Daufuskie Island Plan and Code
 - Darnell Brawner, Council Member
 - Sallie Ann Robinson, Council Member
 - John Schartner, Council Member
 - Leeann Coulter, Public Member
 - Martha Hutton, Public Member
 - Andy Mason, Public Member
 - Geoff Jenkins, Public Member

- » Council Committee serves as the Project Advisory Committee

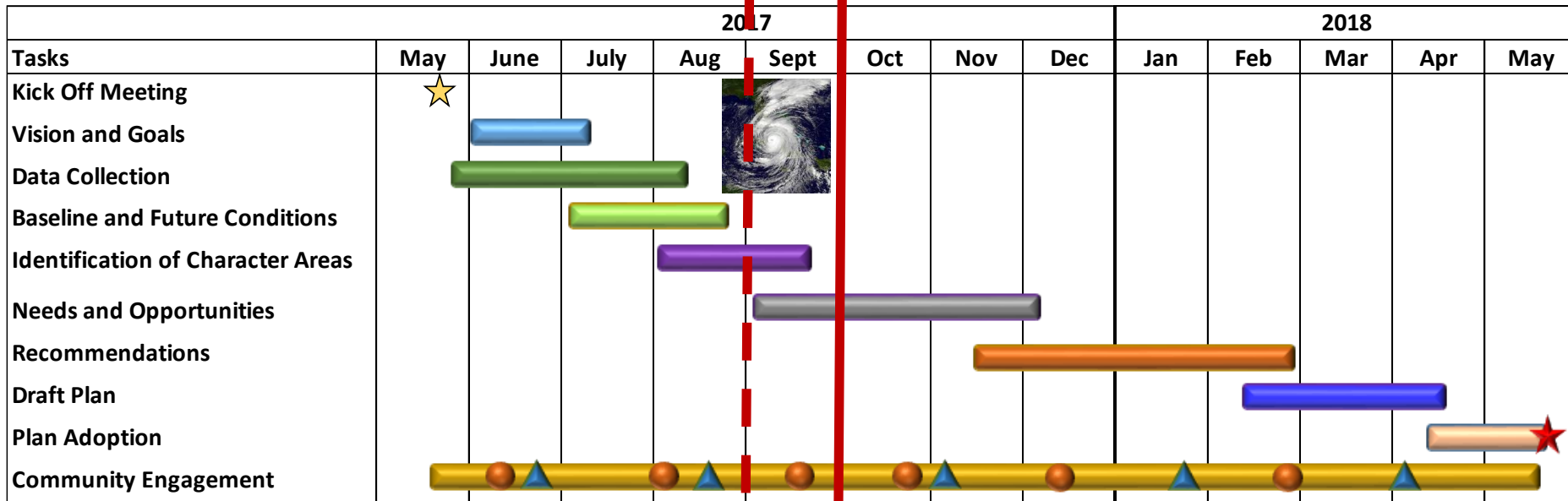
Project Update

- » Survey completed and results analyzed
 - Online
 - Hard copy
- » Data collection
- » Establish existing conditions
- » Finalized Vision Statement



Project Schedule

Daufuskie Island Plan and Code Update Schedule



- ▲ Public Meeting
- Project Advisory Committee

We Are Here

SURVEY RESULTS



Public Survey Review

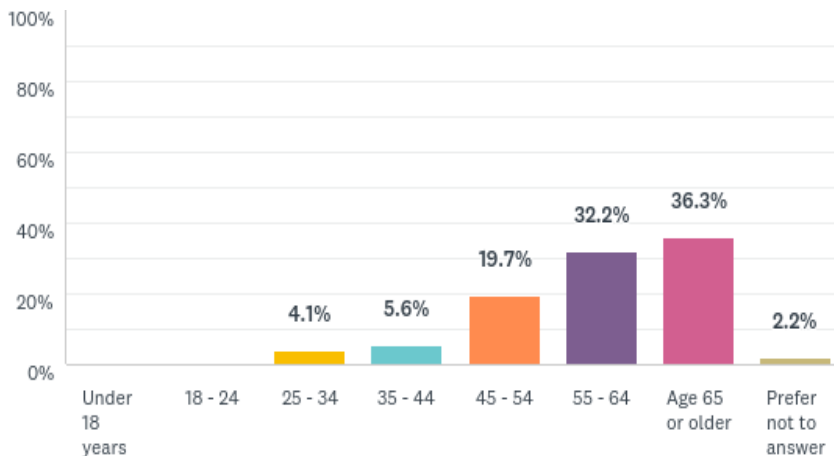
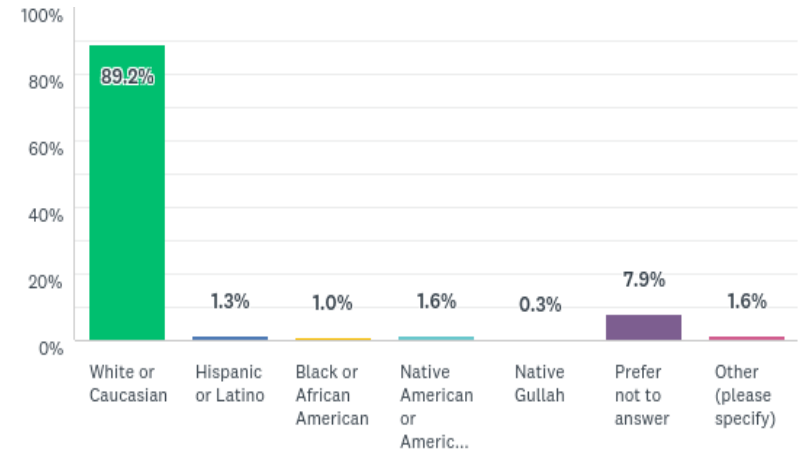
The survey was available to the public for approximately one month

- » Survey went live on July 25, 2017
- » Survey was closed August 24, 2017
- » Total 368 participants (including paper copies)
- » Total of 314 complete responses

Public Survey Results

Who participated in the public survey?

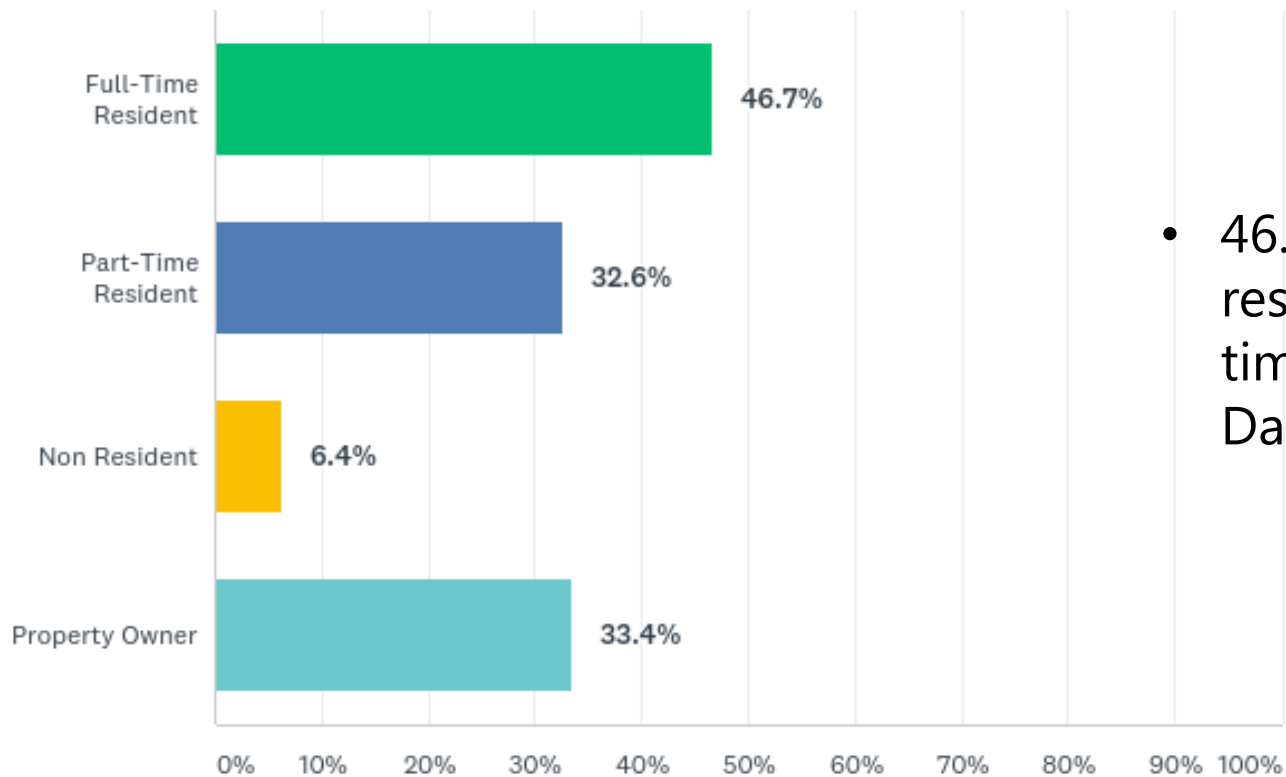
ANSWER CHOICES	RESPONSES	
Historic District	21.1%	75
Melrose	17.7%	63
Haig Point	51.7%	184
Bloody Point	4.8%	17
N/A, I do not live or own property on Daufuskie Island	4.8%	17
TOTAL		356



- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older

Public Survey Results

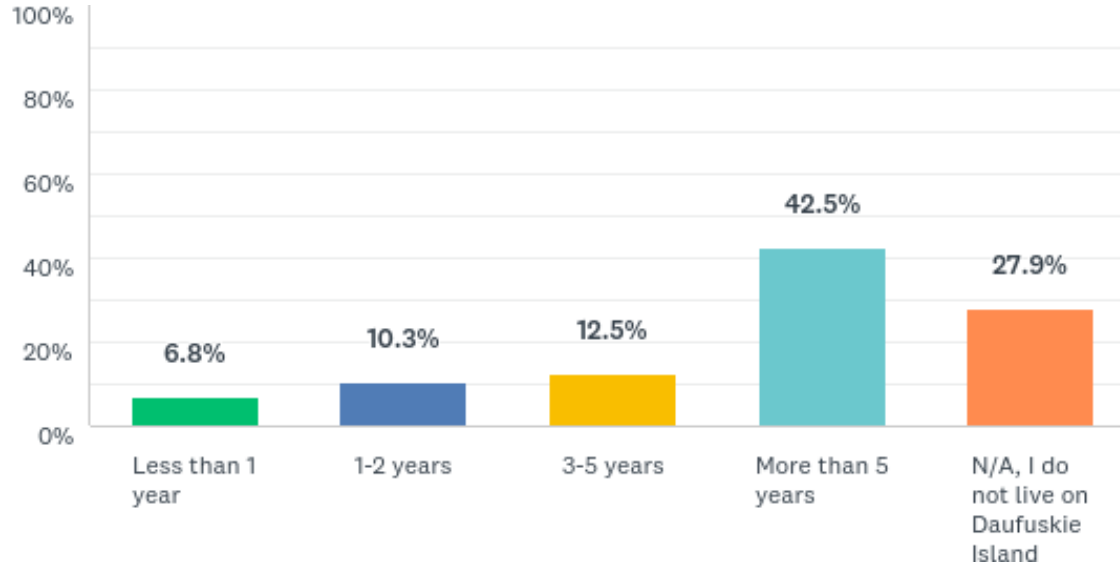
What is your status on Daufuskie Island?



- 46.7% of respondents are full-time residents of Daufuskie Island.

Public Survey Results

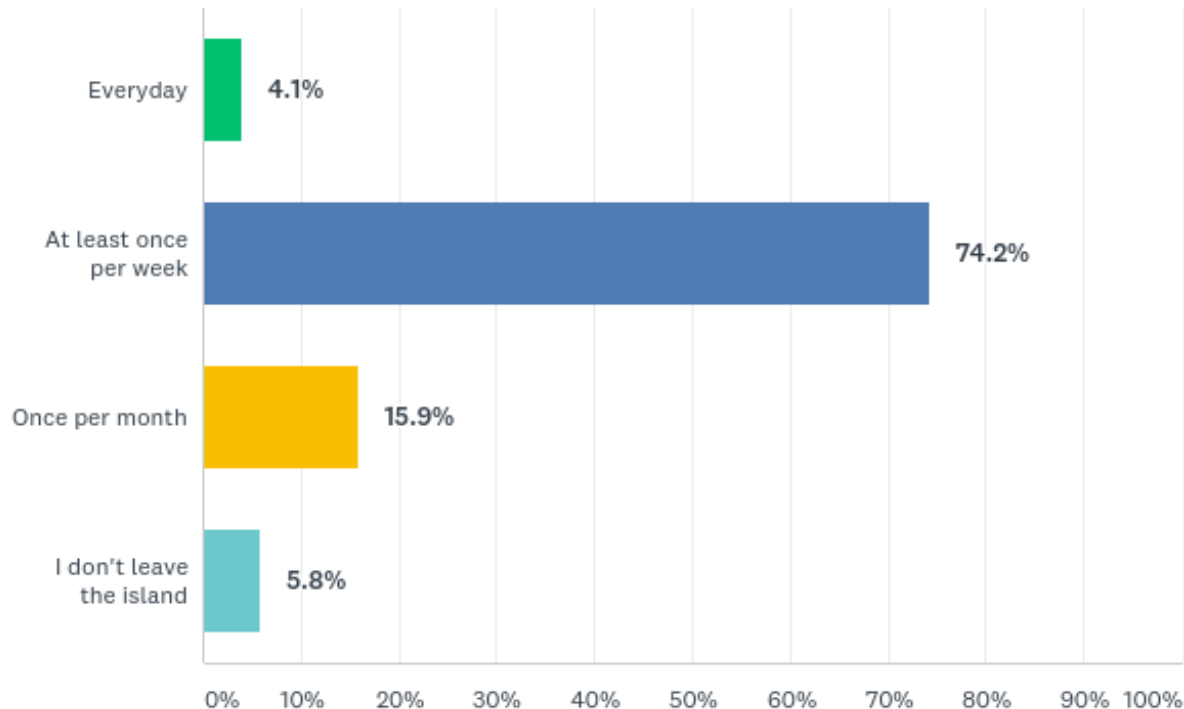
If you are a resident, how long have you lived on Daufuskie Island?



- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year

Public Survey Results

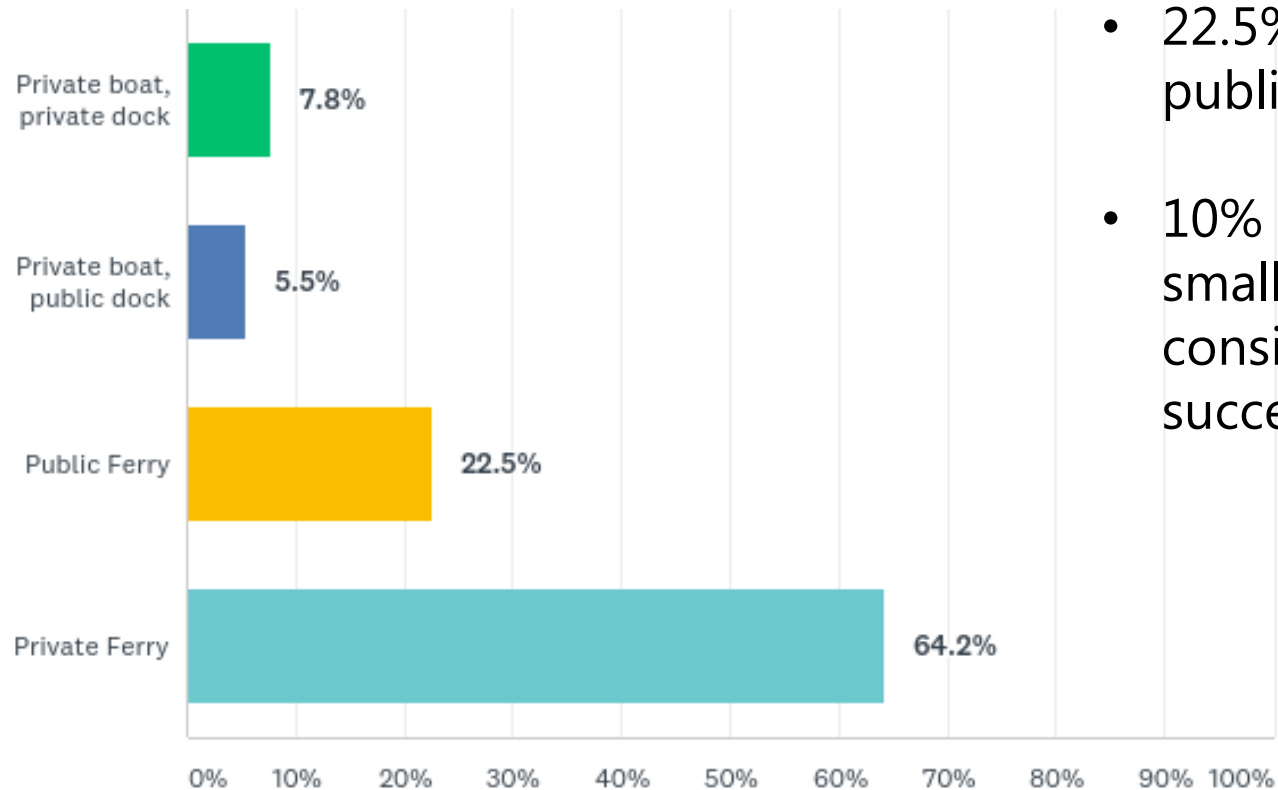
How often do you travel between the island and mainland?



- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.

Public Survey Results

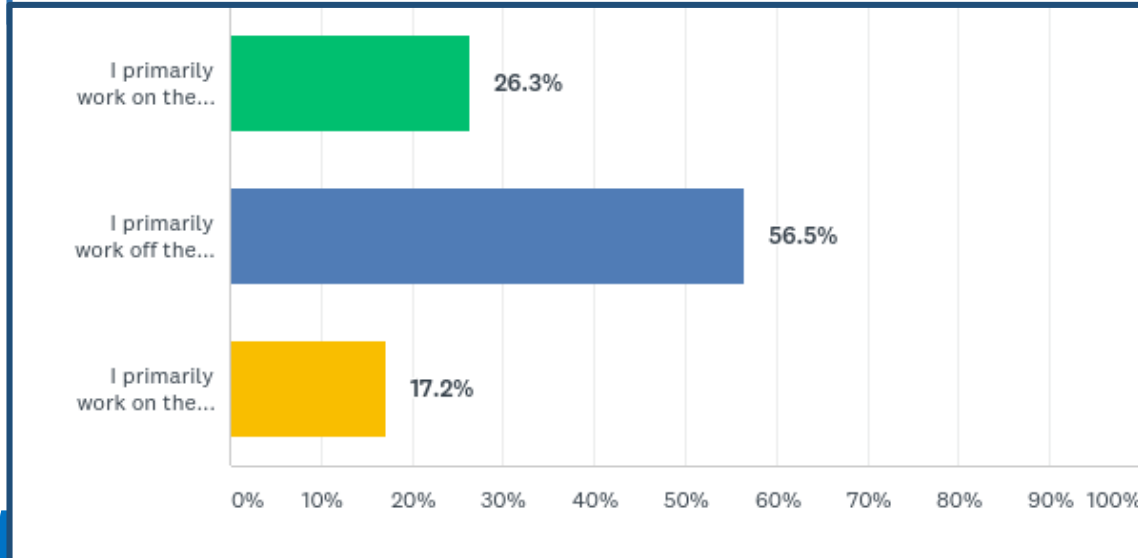
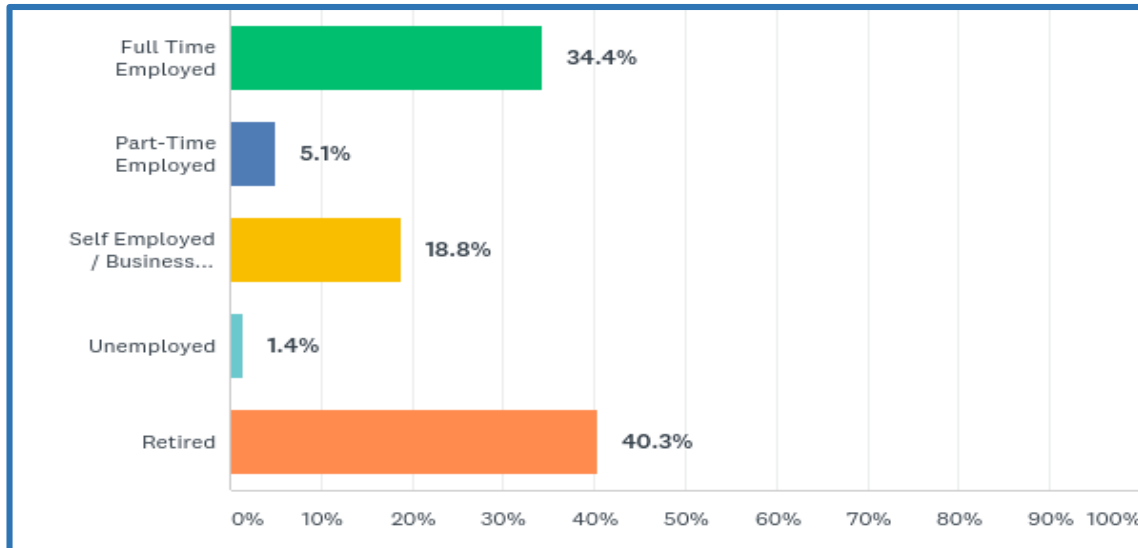
How do you typically access the island?



- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful

Public Survey Results

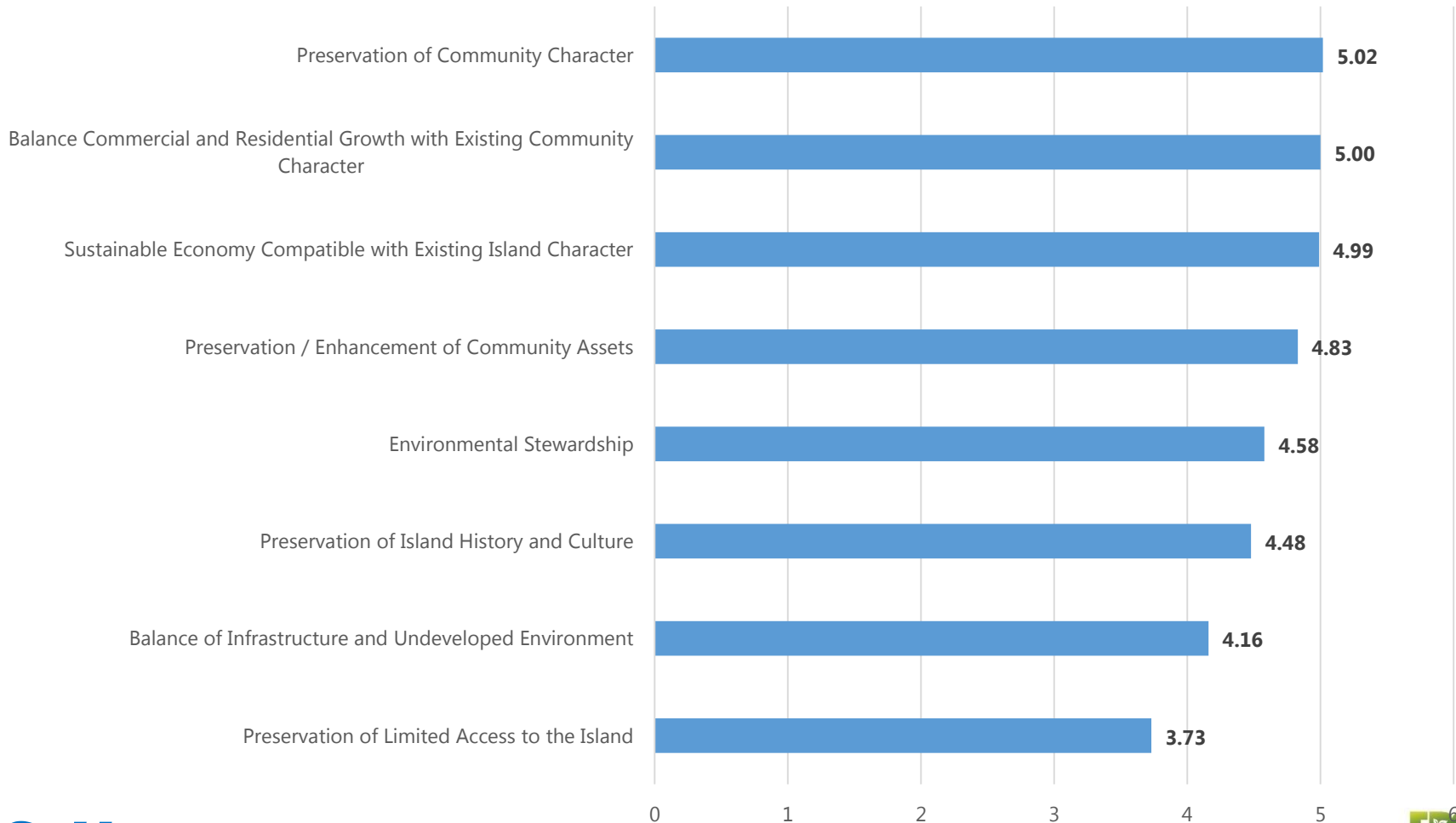
What is your employment status?/ Do you work on or off the island?



- 40.3% are retired
- 34.4% employed full time
- Almost 20% are self-employed
- 56.5% work off the island
- 17.2% work on the island from home

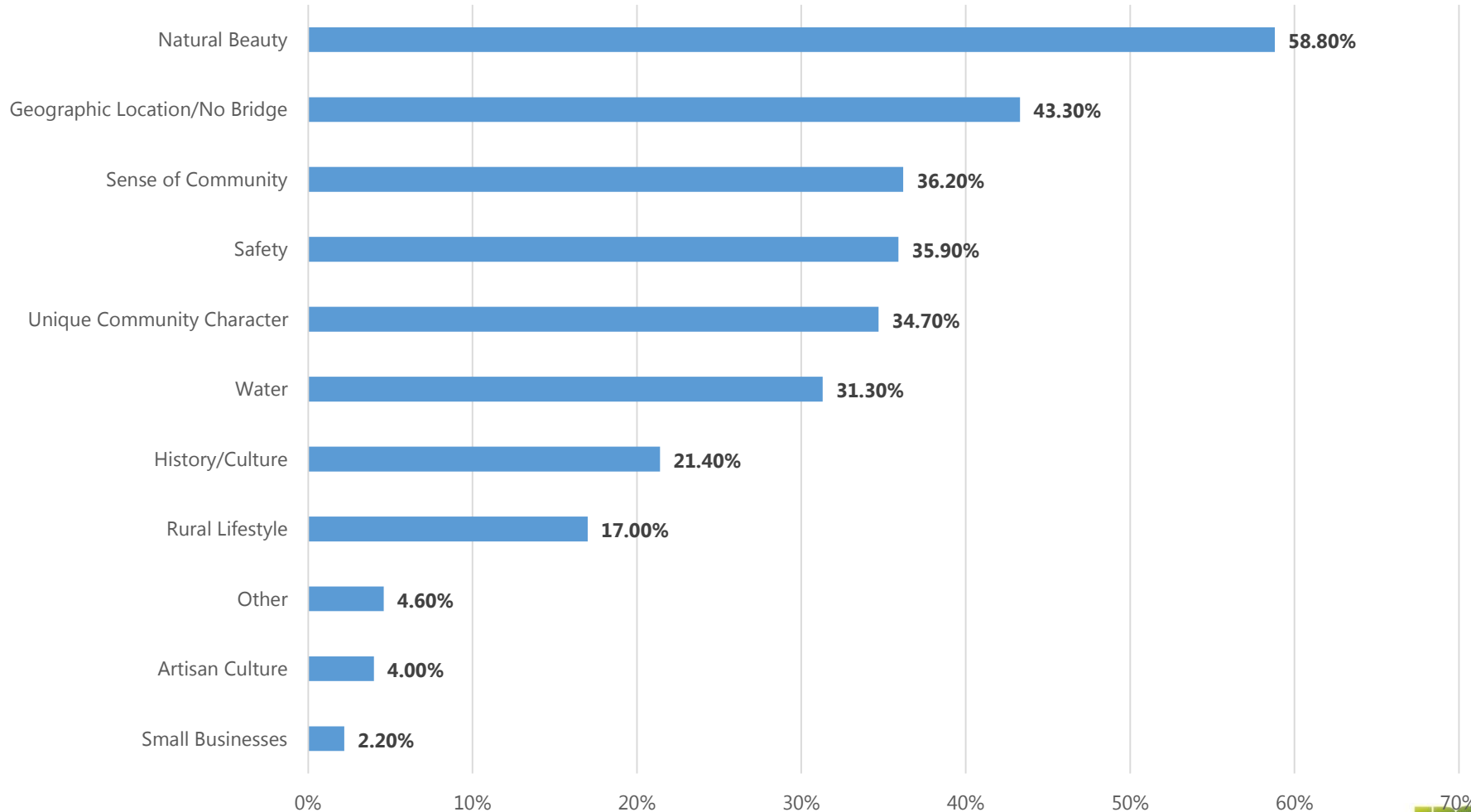
Public Survey Results

Rank on a scale of 1 - 8, (with 1 being the highest priority and 8 being the lowest priority) what aspects of the community should be considered the highest priority?



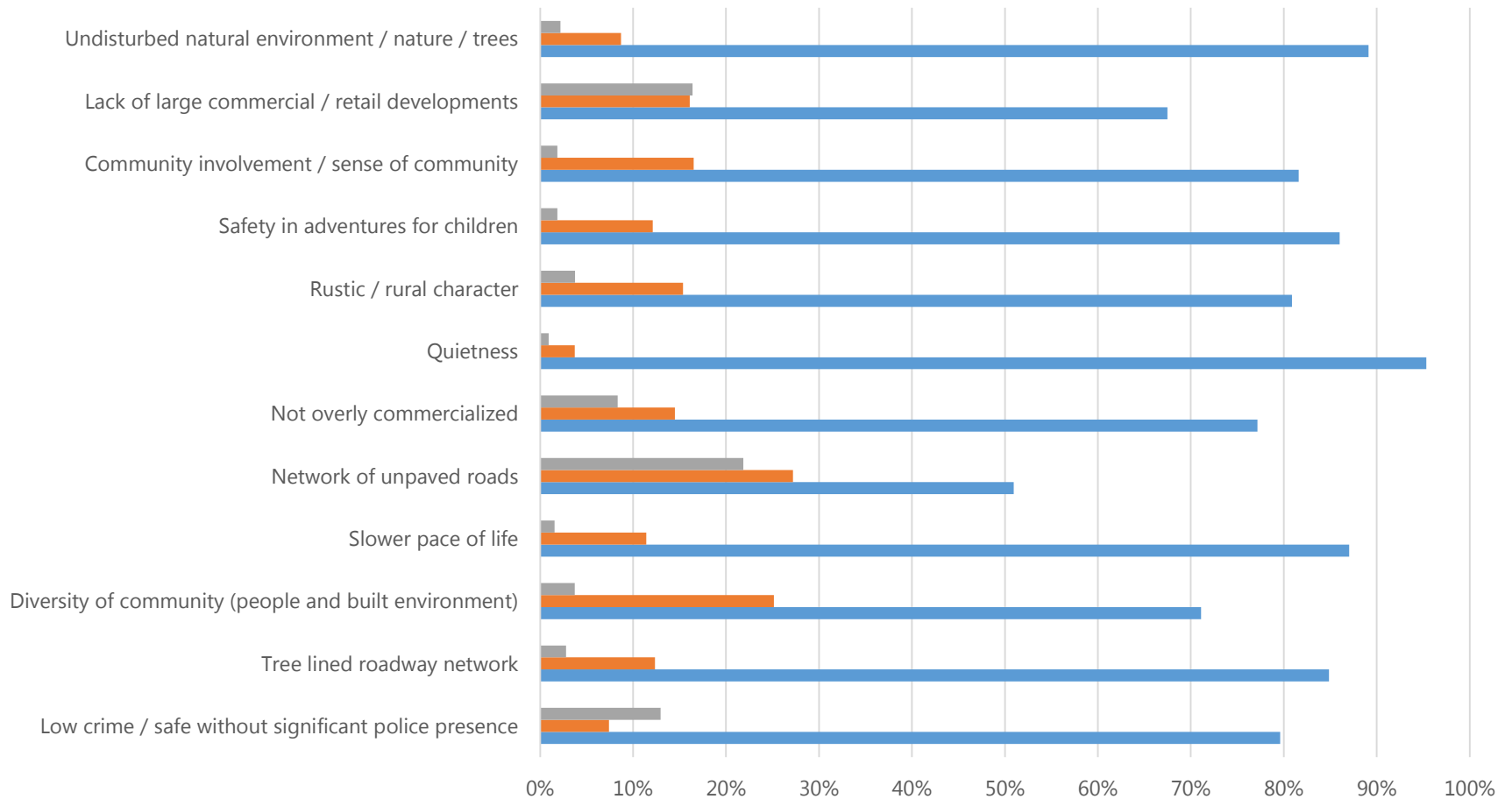
Public Survey Results

What do you love most about living on Daufuskie Island?
(Select the top 3)



Public Survey Results

Major Contributors to Daufuskie Island's community character.



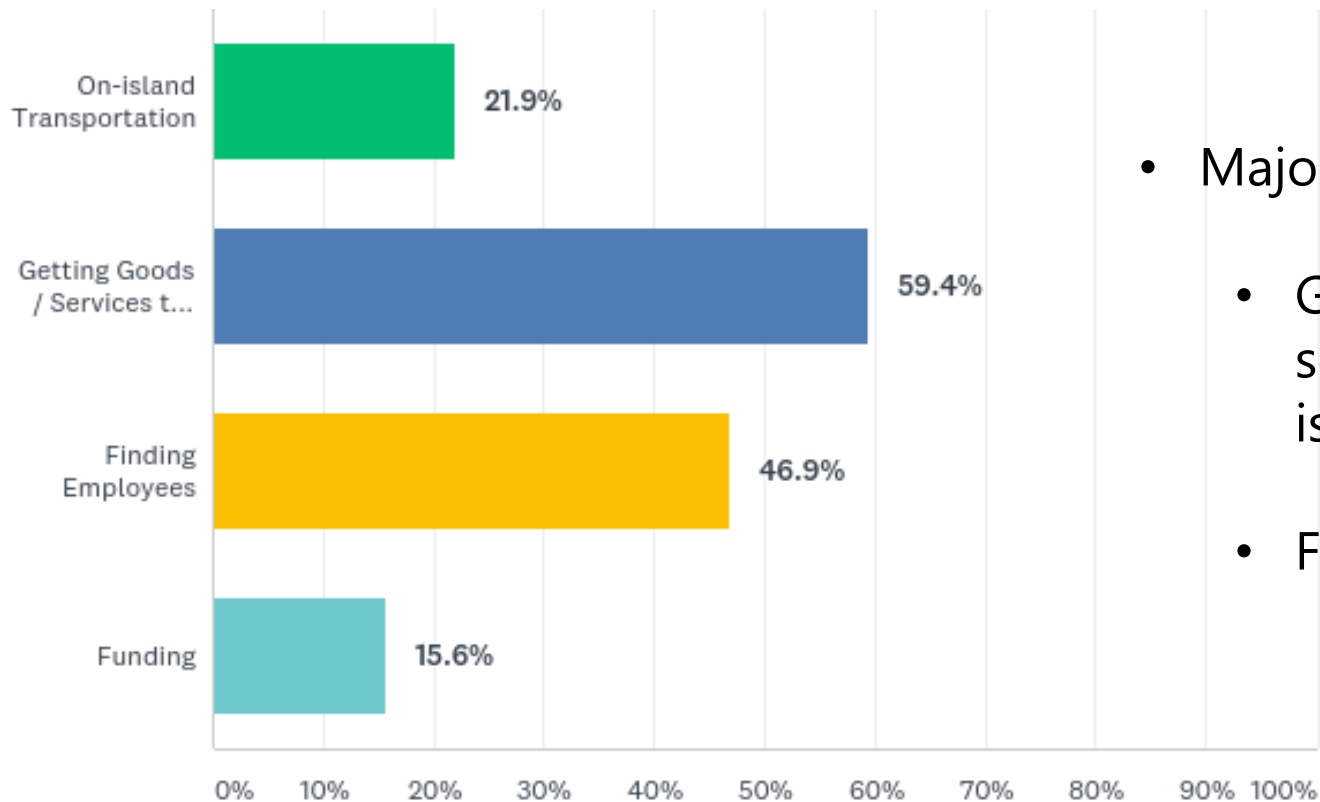
■ Strongly Disagree/Disagree ■ Neutral ■ Strongly Agree/Agree

Public Survey Results

- » Major Contributors to Daufuskie Island Character
 - All were considered to be important by respondents
 - The top three contributors:
 - *Quietness*
 - *Undisturbed Natural Environment/Nature/Trees*
 - *Slower Pace of Life*

Public Survey Results

What are the major challenges you face as a business owner on the island?



- Major Challenges:
 - Getting goods and services to the island
 - Finding employees

Public Survey Results

- » What do you dislike about Daufuskie?
 - Majority of the respondents did not dislike anything about Daufuskie
 - Sample comments received multiple times:
 - *Bugs*
 - *Some people want to change it to be like where they came from*
 - *Snakes*
 - *Because I'm not a resident*
 - *Lack of respect/understanding between Island residents, particularly Haig Point and the Historic District residents*

Key Findings from Survey Results

- » Focus on Community Character
 - Preserving the community character
 - Balancing growth with the existing character
 - Sustainable economy compatible with existing character
- » Preservation of Community Assets, including the Environment and Natural Beauty
- » Respondents Liked:
 - Geographic location/No bridge
 - Quietness
 - Slower pace of life

VISION



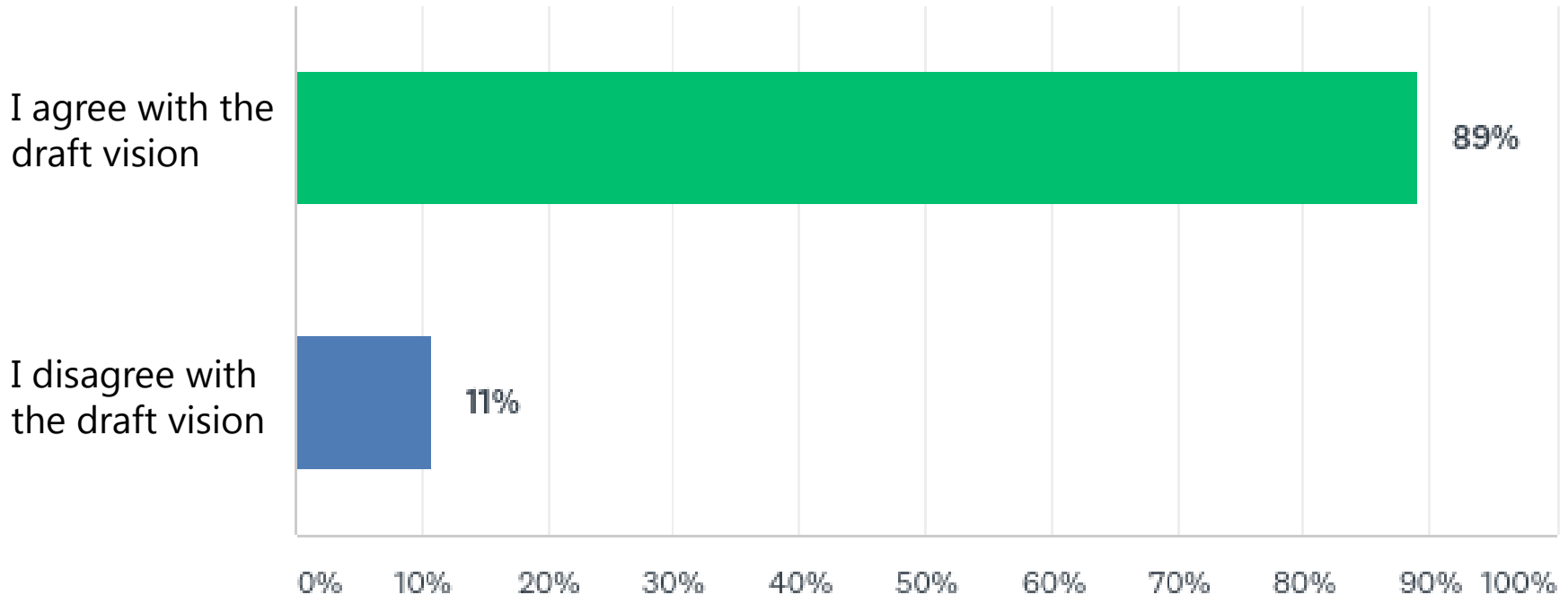
Daufuskie Island Vision

DRAFT VISION

"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and isolated island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."

Daufuskie Island Vision

» Survey respondents overwhelmingly agreed with the Vision



Daufuskie Island Vision

- » Sample comments from those who disagreed with the Vision:
 - Too long and wordy
 - Too short
 - Not focused enough; too vague
 - Daufuskie is not pristine
 - Isolated is not the correct word and has a negative connotation

Daufuskie Island Vision

- » Project Advisory Committee approved the Vision with one change to address comments

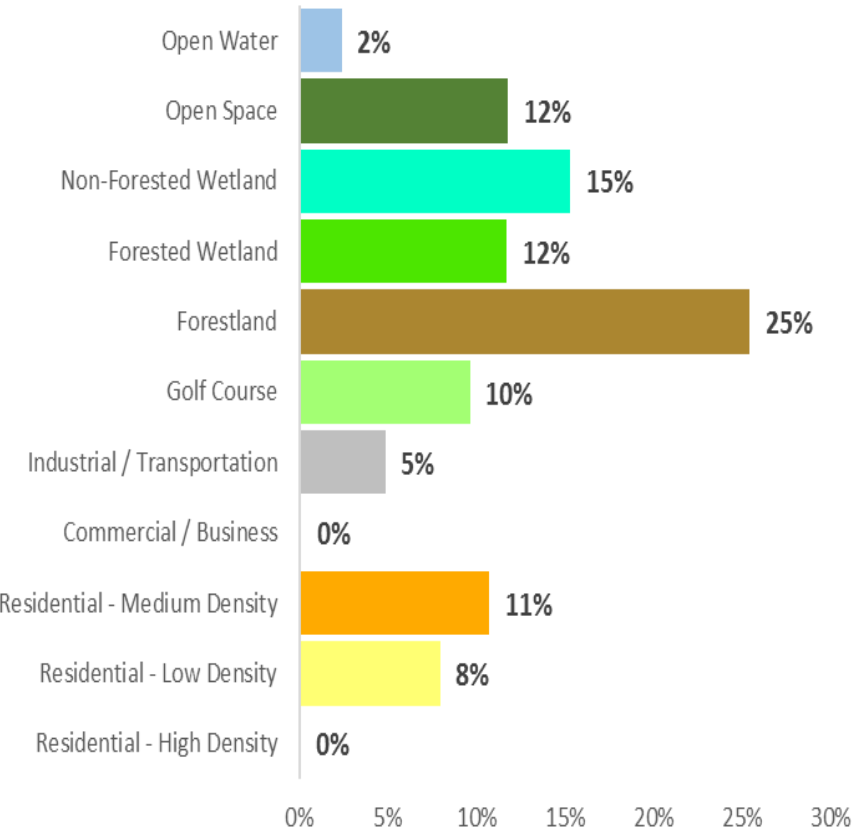
FINAL VISION

*"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and **secluded** island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."*

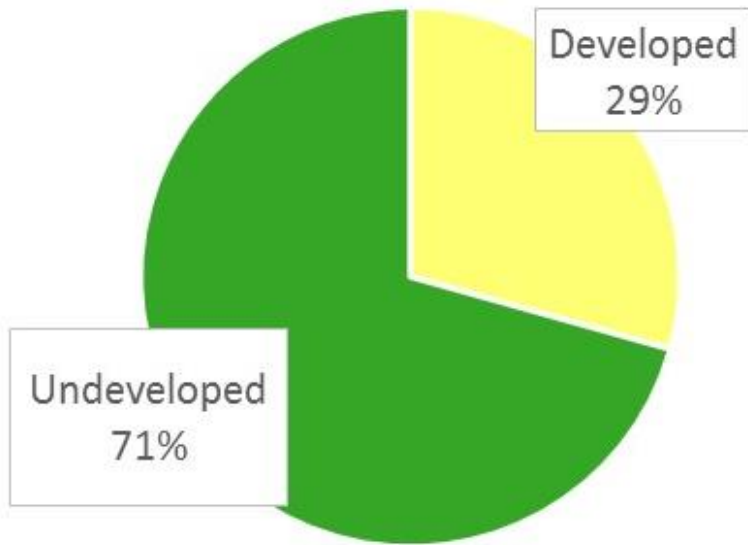
EXISTING CONDITIONS



Existing Land Use Breakdown



Parcel Development Patterns





Developed Parcels 592 (24%)
Undeveloped Parcels 1,891 (76%)



Environmental Features

Legend

-  Saltwater Wetland
-  Freshwater Wetland

Wetlands

Saltwater 17%
Freshwater 15%



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NIPON, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © 2013 DeLorme, NAVTEQ, © 2010 Esri, © 2009 Esri, Inc., All rights reserved. User or Community

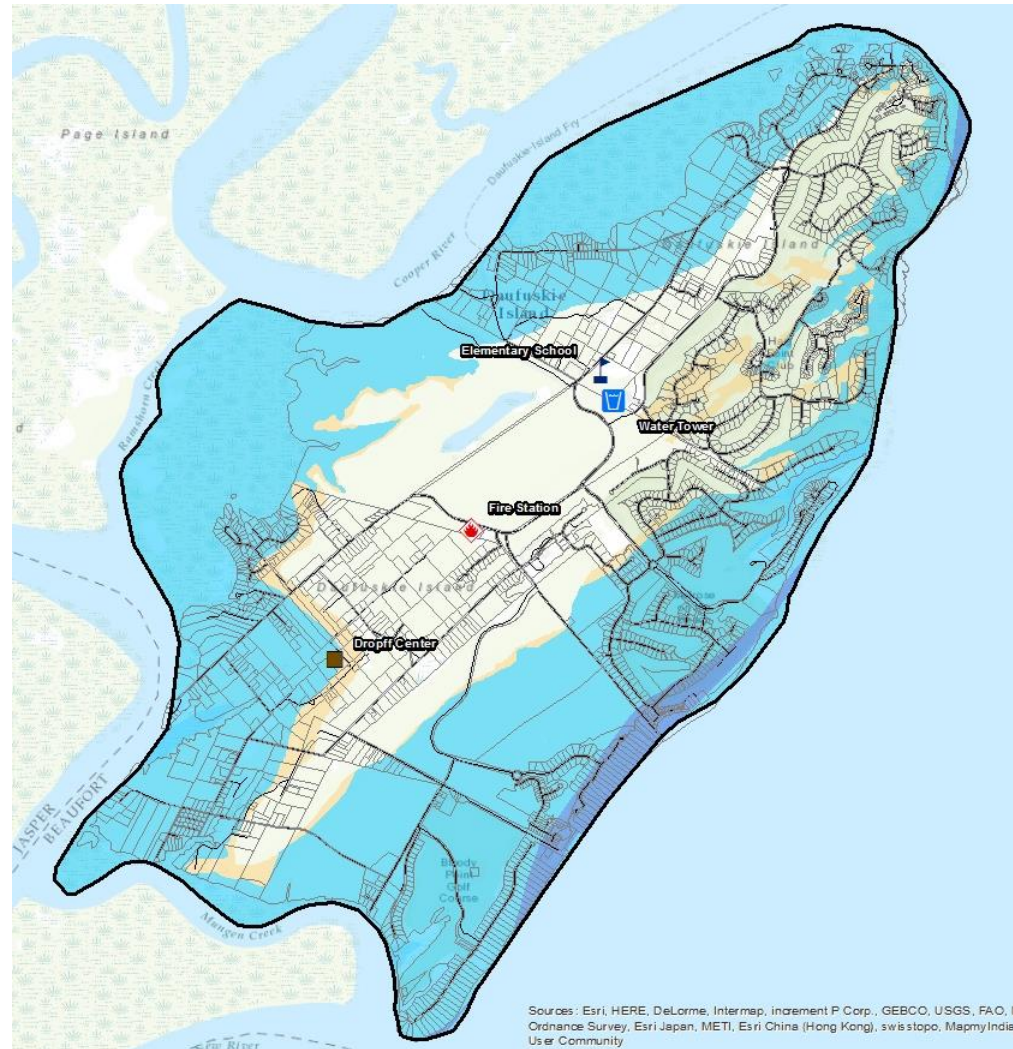
Special Flood Hazard Areas

Legend



Flood Zones

<i>High Risk</i>	64%
<i>Moderate Risk</i>	5%
<i>Low Risk</i>	31%



Predicted Storm Surge

<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	38%
Category 3	11%
Category 4	2%
Category 5	0%

Legend

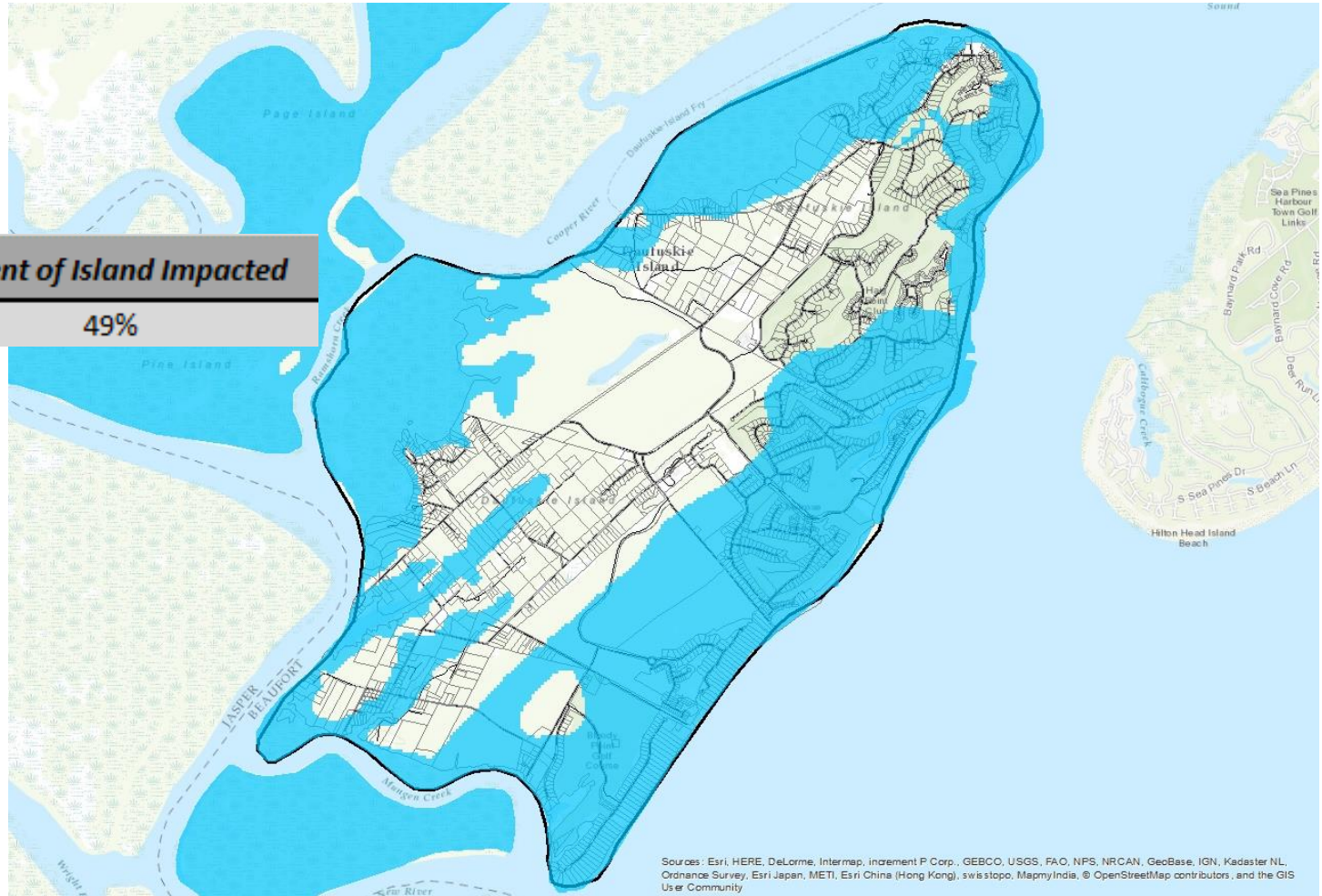
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5



Storm Surge

Category 1

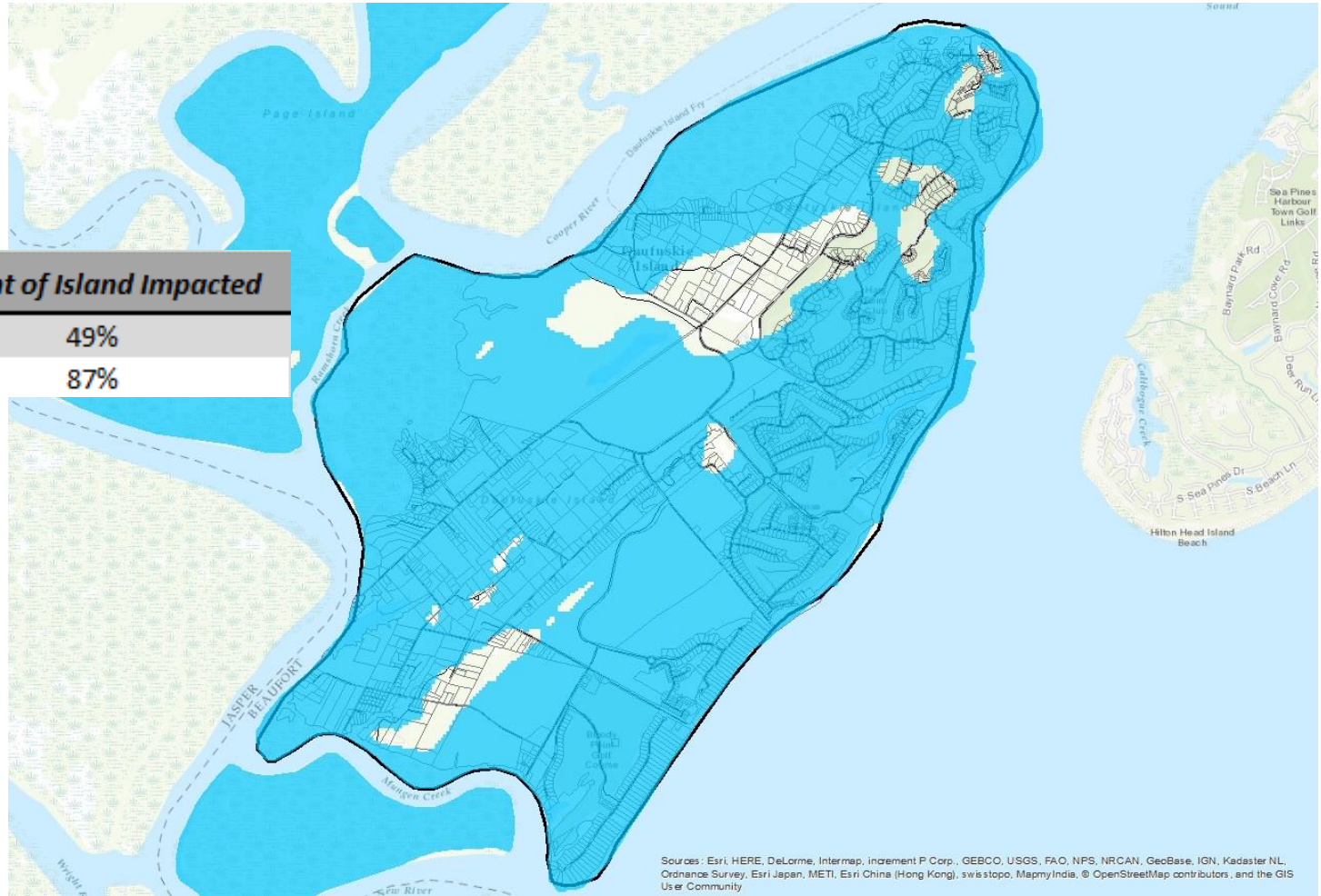
Storm Intensity	Percent of Island Impacted
Category 1	49%



Storm Surge

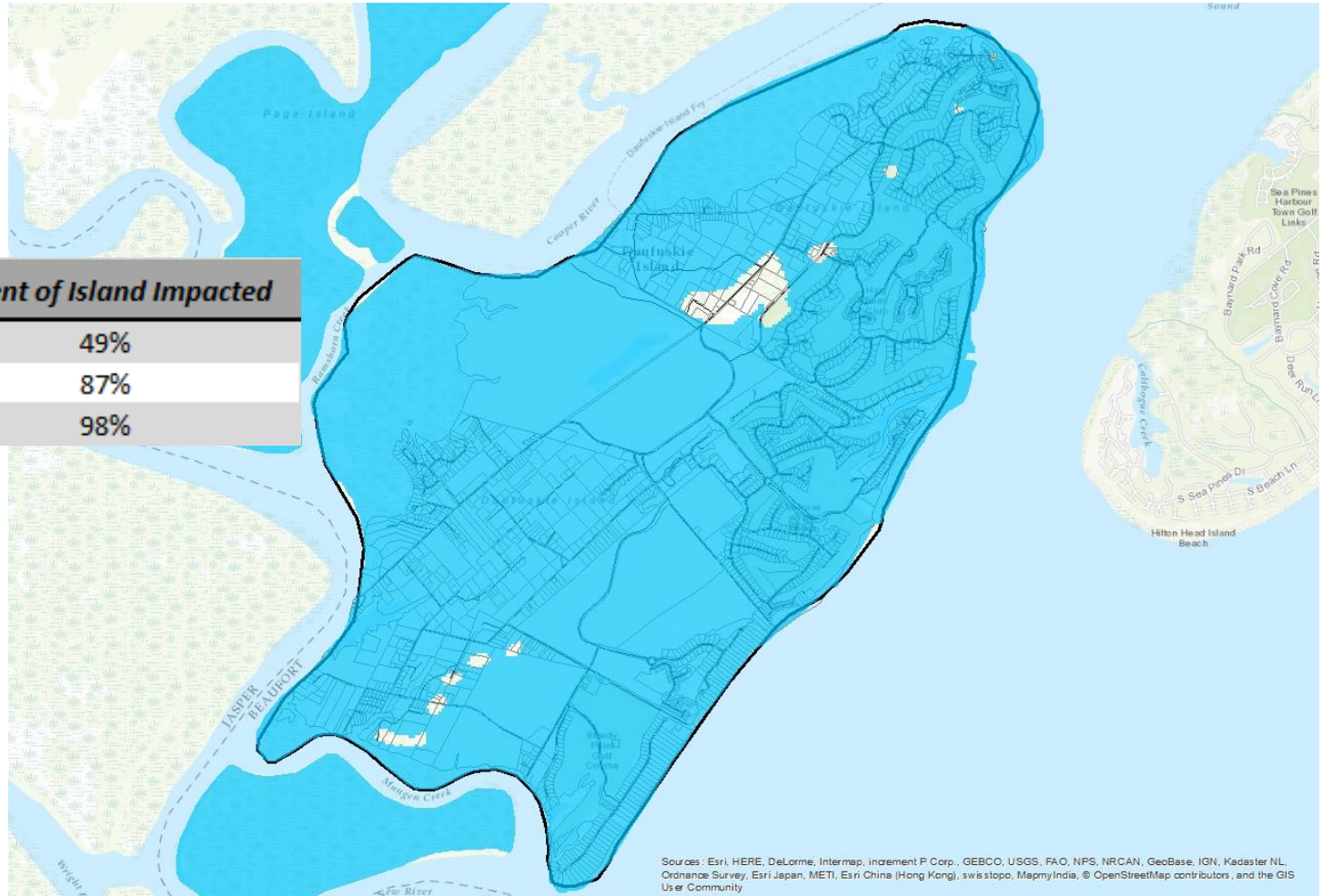
Category 2

<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%



Storm Surge

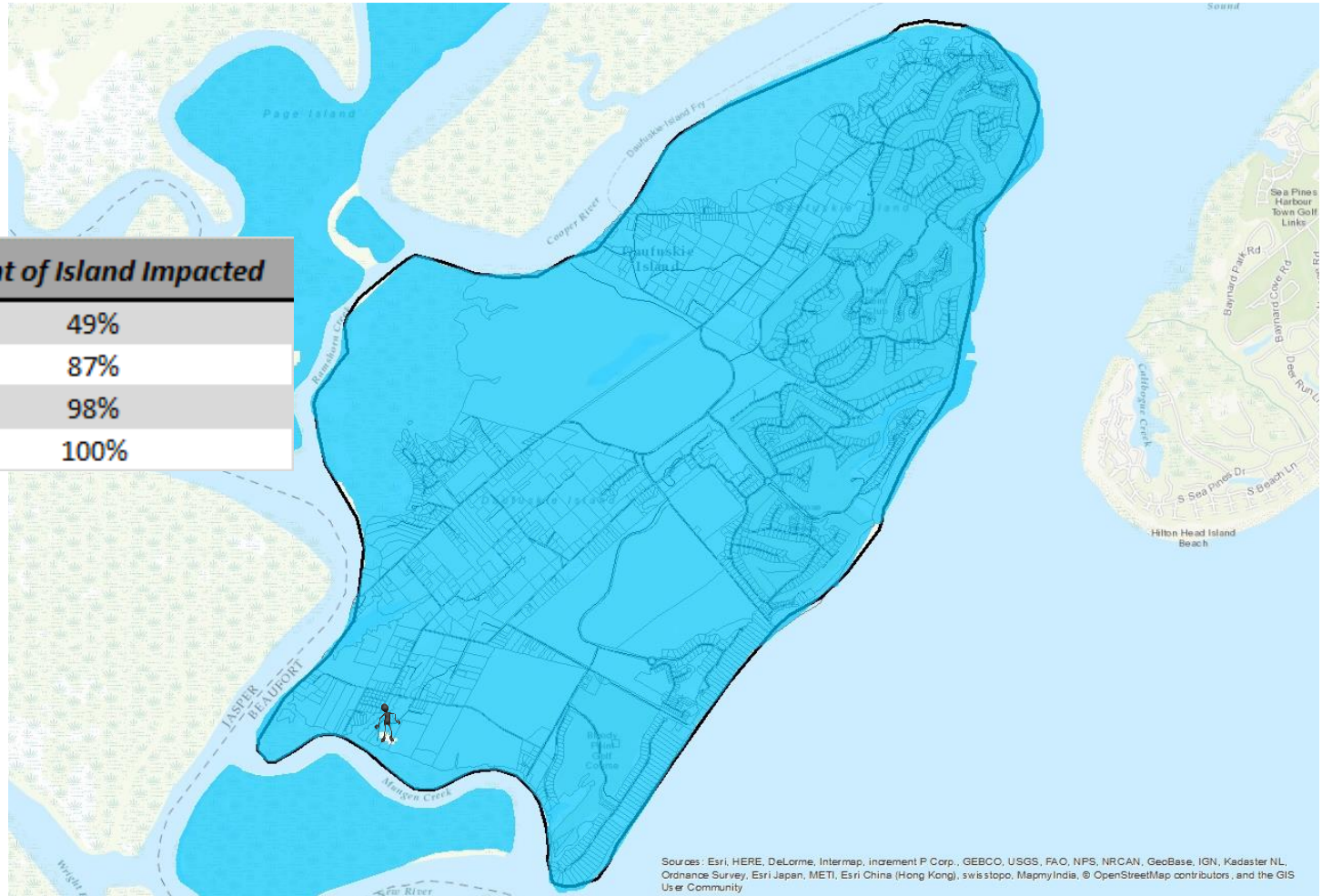
Category 3



Storm Surge

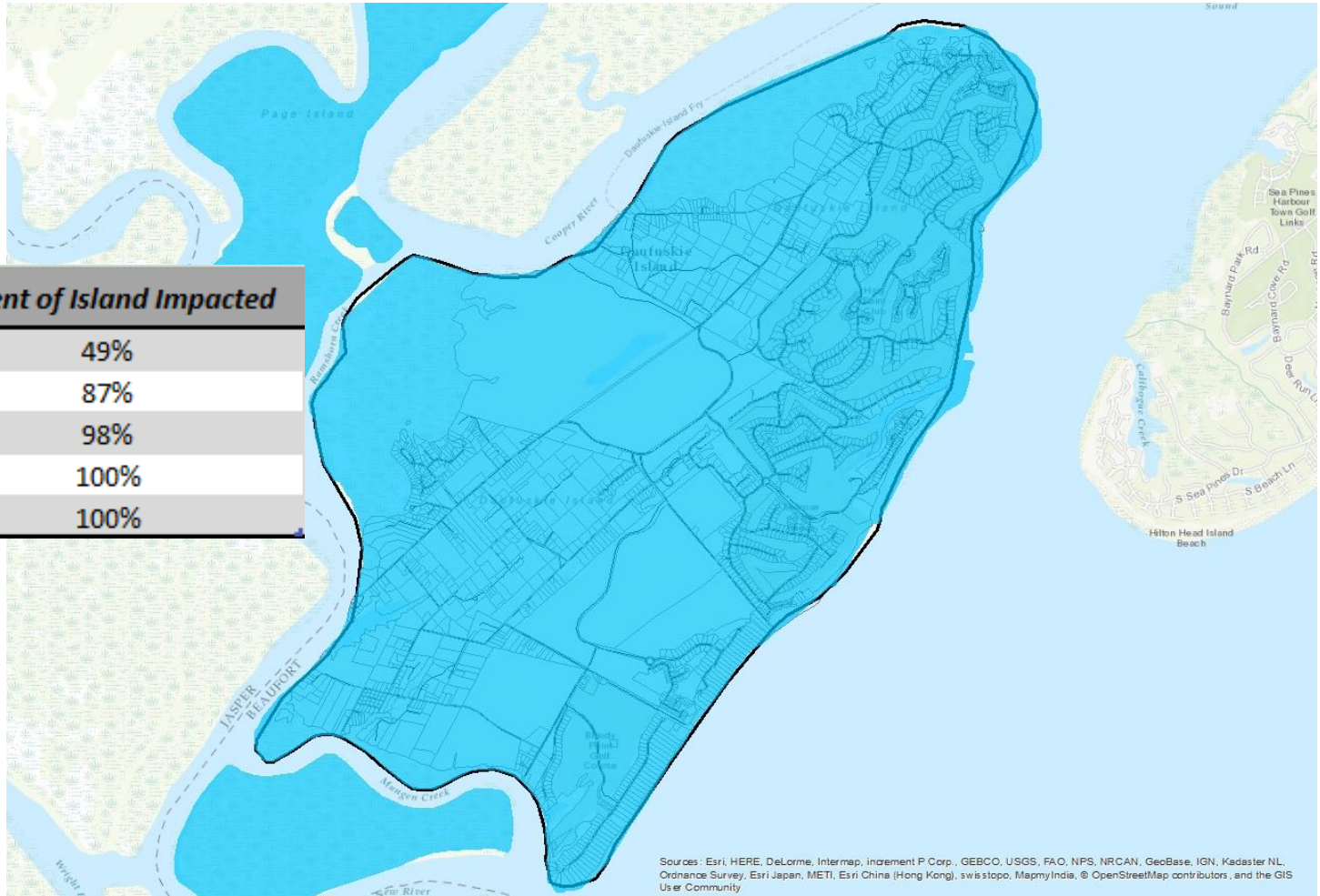
Category 4

<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%



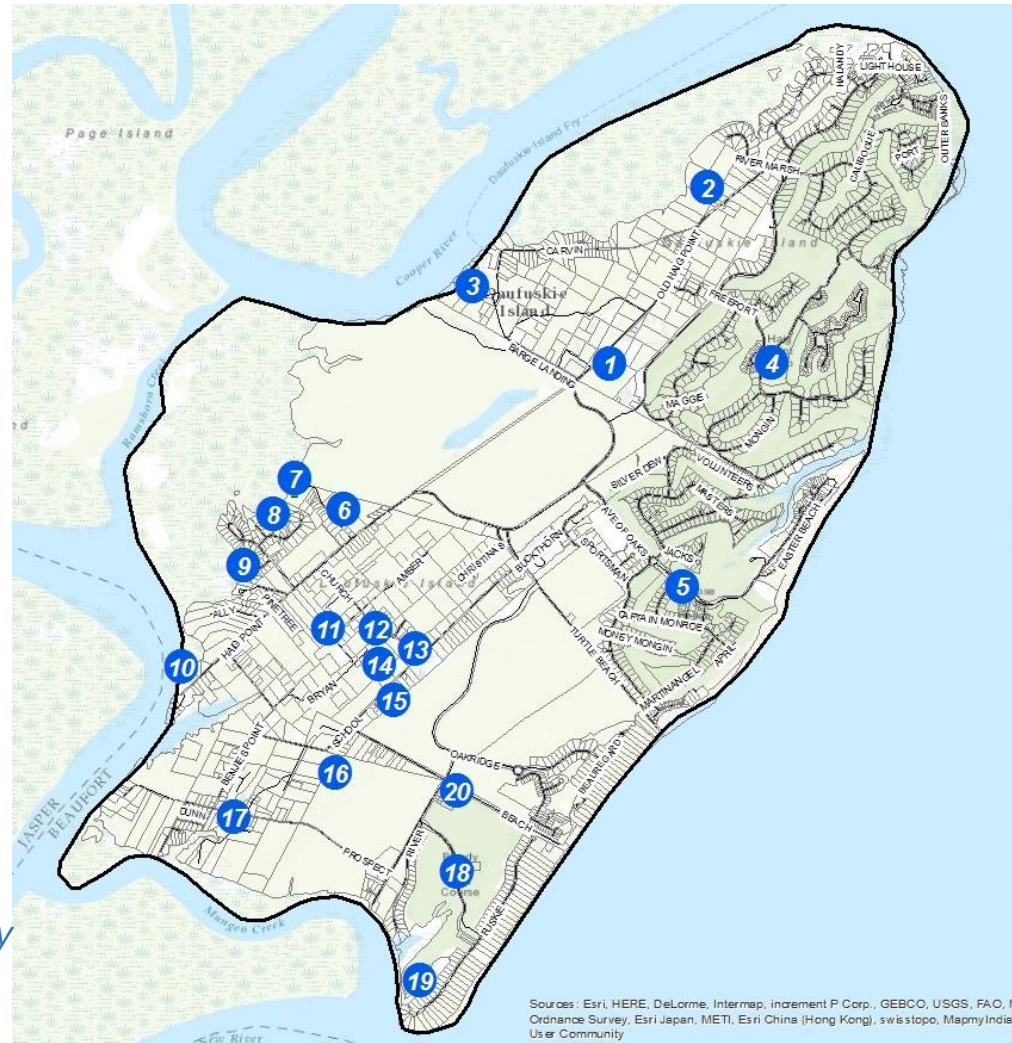
Storm Surge

Category 5

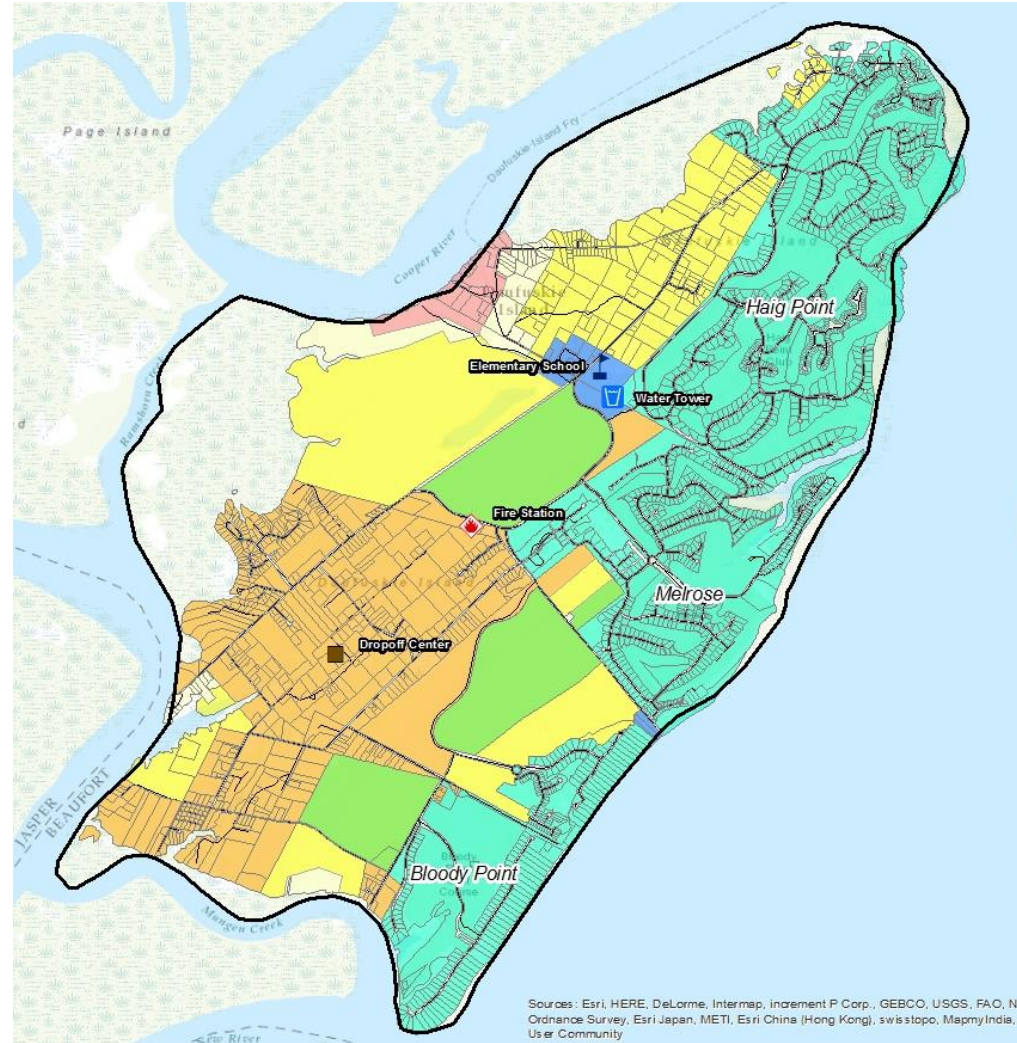
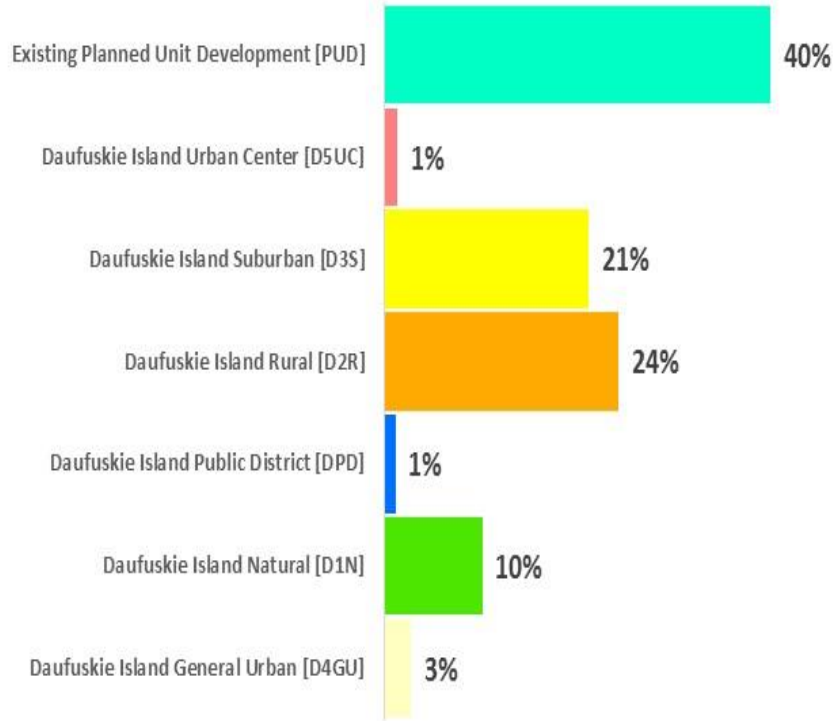


Community Features

1. Mt. Carmel Baptist Church No. 2
2. Tabby Ruin
3. Cooper River Cemetery
4. Haig Point
5. Melrose
6. Oyster Union Society Hall
7. Hinson White House
8. Mary Field Cemetery
9. Sarah Grant Home
10. Public Dock
11. White School House
12. The Council Tree
13. First Union African Baptist Church
14. Mary Fields School
15. Frances Jones Home
16. Moses Ficklin Cottage and Oak Tree
17. Mary Dunn Cemetery
18. Bloody Point
19. Bloody Point Cemetery
20. Bloody Point Lighthouse and Silver Dew Winery



Zoning Classifications



CHARACTER AREAS

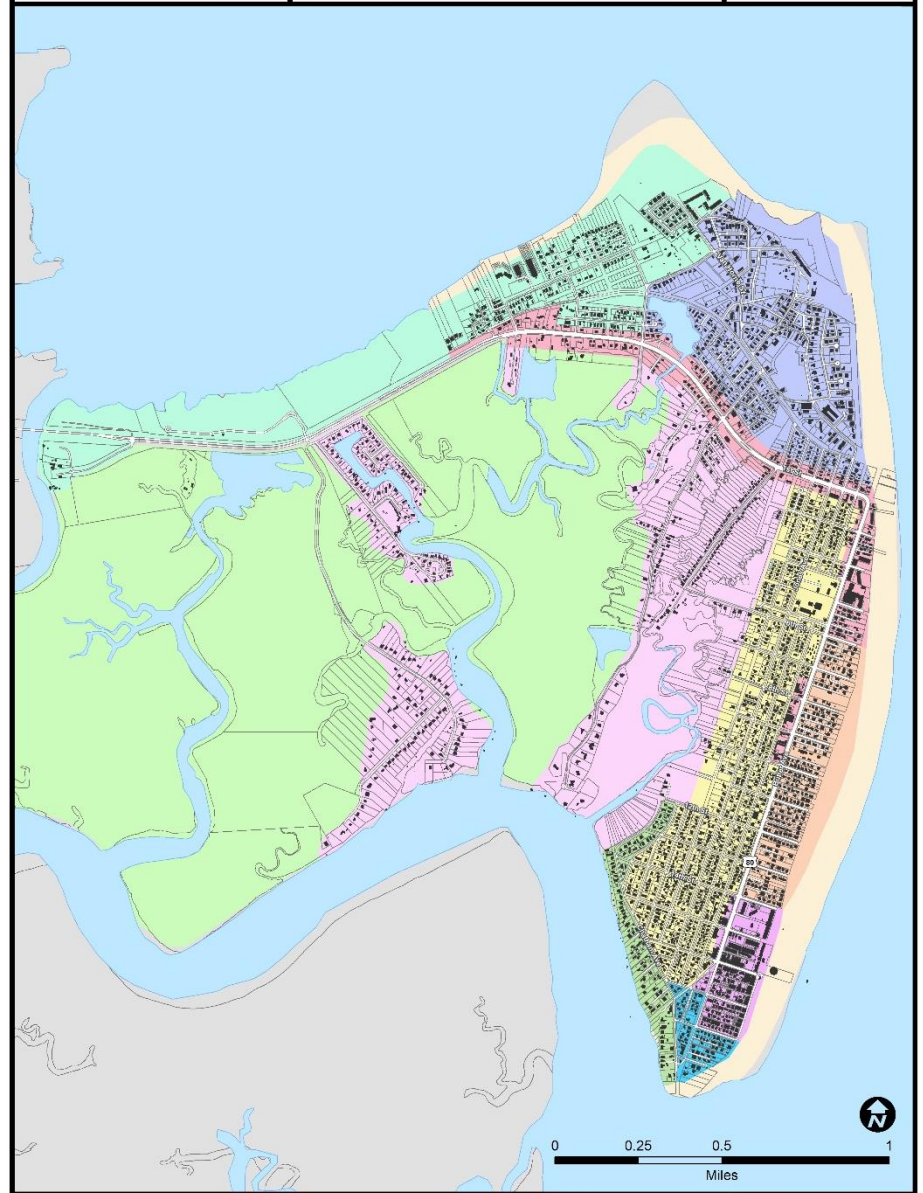


What is a Character Area?

- » Planning Tool
 - Smaller areas within jurisdictions
 - Used to address specific issues and develop strategies unique to the character area
- » Specific Geographic Area
 - Unique or special characteristics
 - Potential to evolve into a unique area
 - Requires special attention due to unique development issues
- » Serves as a guide for land use, zoning and public investment

Example
Character Area
Map:

Tybee Island



Legend

- | | | |
|-------------------------|------------------------------|---|
| Back River | Commercial Gateway | North Beach / Maritime District |
| Beaches | Ft Screven Historic District | South End Neighborhood |
| Beachfront Neighborhood | Inland Cottage Neighborhood | The Strand / Historic Downtown District |
| Coastal Marshlands | Marshfront Neighborhood | |

Base Map

- | |
|-----------|
| Buildings |
| Parcels |
| Water |
| Pavement |

GROUP EXERCISE



Group Exercise

- » Break into work groups at the five tables
- » Each table has a map of the island and markers
- » Identify the character areas on the map, reach consensus among your group and mark the areas on the map
- » Identify the unique/special characteristics of each character area and record on the sheets provided
- » Identify the issues facing each of the character areas and record on the sheets provided

GROUND RULES

- » Work together and remember that all opinions are valid
- » There may be the need to “agree to disagree”...if so, record both
- » Be sure to record the characteristics and the issues on the sheets provided

Next Steps

- » Begin development of each plan element
- » Develop draft strategies to address the character area issues identified and for each plan element
- » Identify elements of the code that need to be updated/revised based on the issues and strategies
- » Project Advisory Committee meetings
 - Present project materials for review and direction on an ongoing basis
 - All are welcome to attend
- » Next public meeting (Nov/Dec)
 - Present draft strategies and elements of the code for update
 - Obtain feedback and input
 - Revise based on feedback

QUESTIONS?

