



# *DAUFUSKIE ISLAND PLAN AND CODE UPDATE*

*DI Council: November 28, 2017*

# *Agenda*

*Project Schedule*

*Summary of Survey Results*

*Vision Statement*

*Existing Conditions Overview*

*Character Area Overview*

*Next Steps*

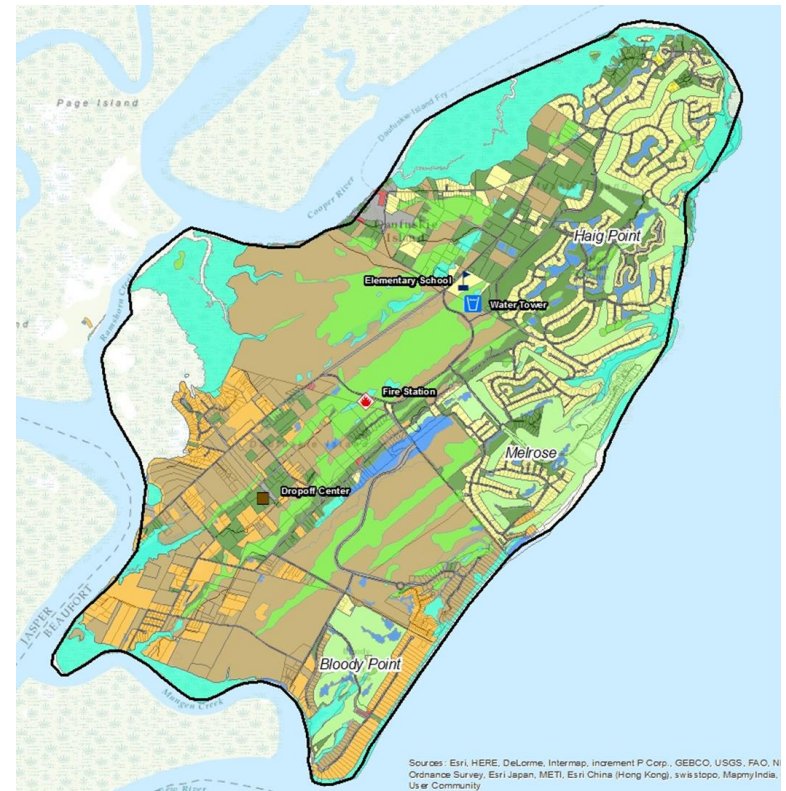


# Plan Update

- » 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

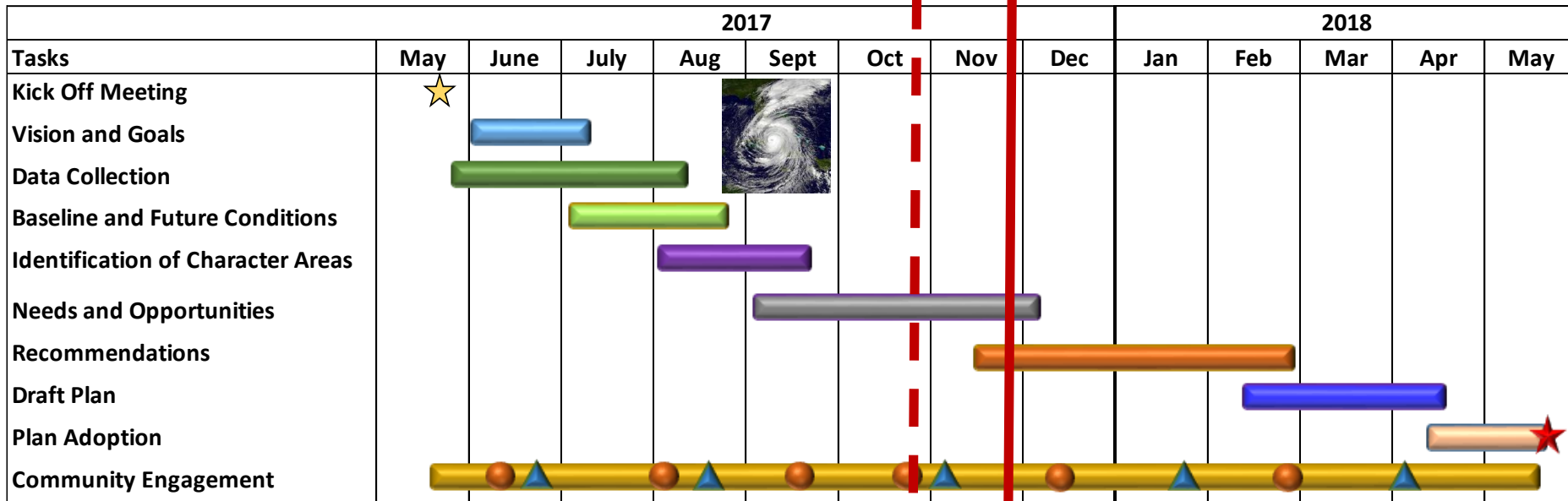
# Project Update

- » Survey completed and results analyzed
  - Online
  - Hard copy
- » Data collection complete
- » Established existing conditions
- » Finalized Vision Statement
- » Developed draft of Character Areas
  - Characteristics
  - Issues
  - Draft strategies



# Project Schedule

Daufuskie Island Plan and Code Update Schedule



- ▲ Public Meeting
- Project Advisory Committee

We Are Here



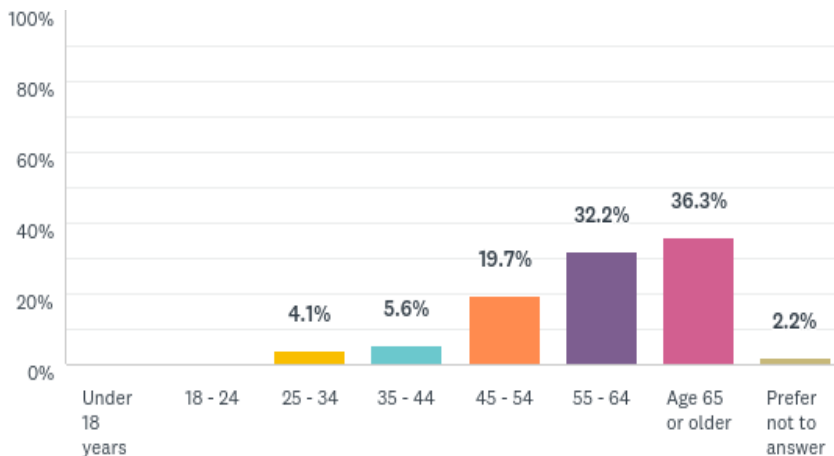
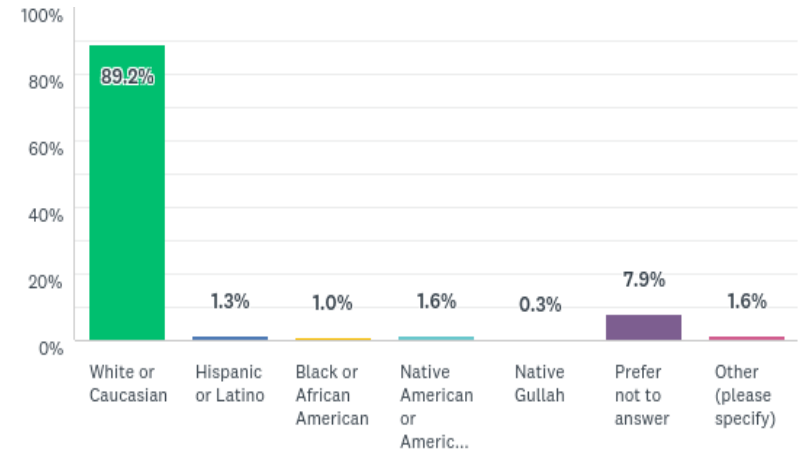
# *SURVEY RESULTS*



# Public Survey Results

## Who participated in the public survey?

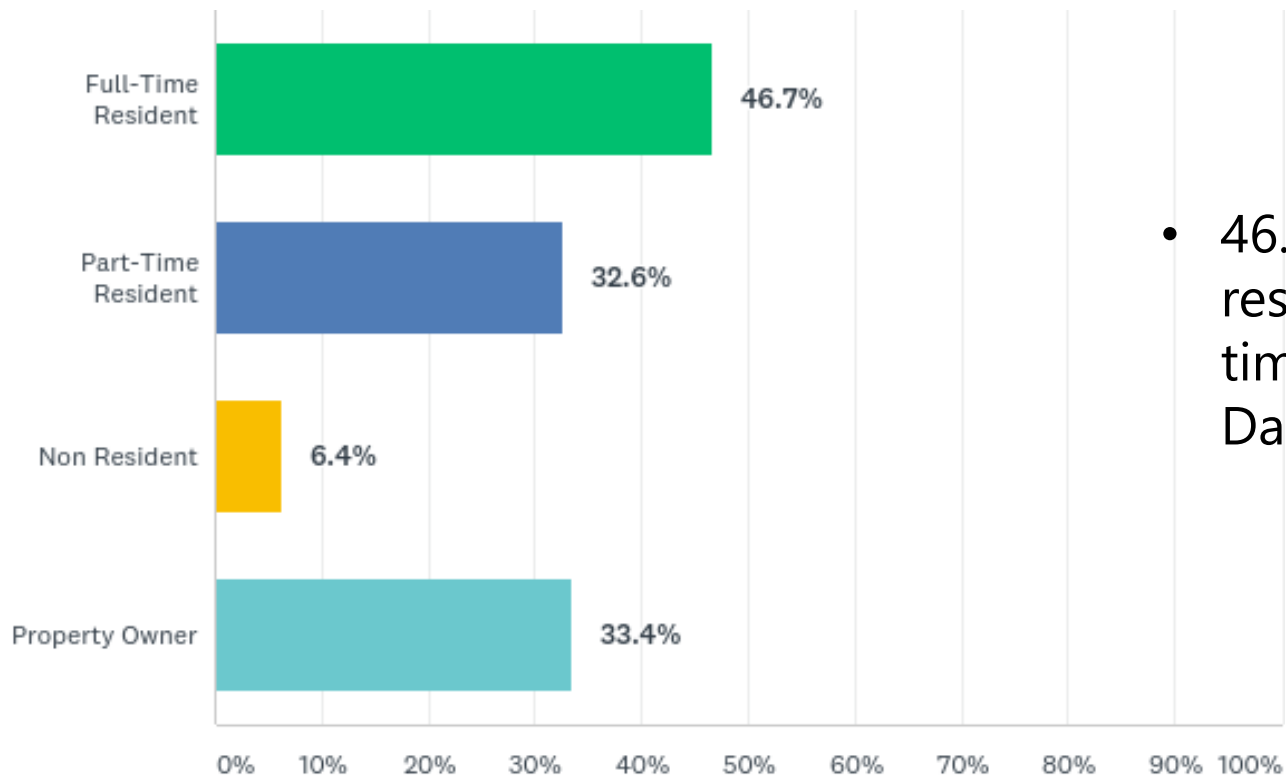
ANSWER CHOICES	RESPONSES	
Historic District	21.1%	75
Melrose	17.7%	63
Haig Point	51.7%	184
Bloody Point	4.8%	17
N/A, I do not live or own property on Daufuskie Island	4.8%	17
<b>TOTAL</b>		<b>356</b>



- 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?

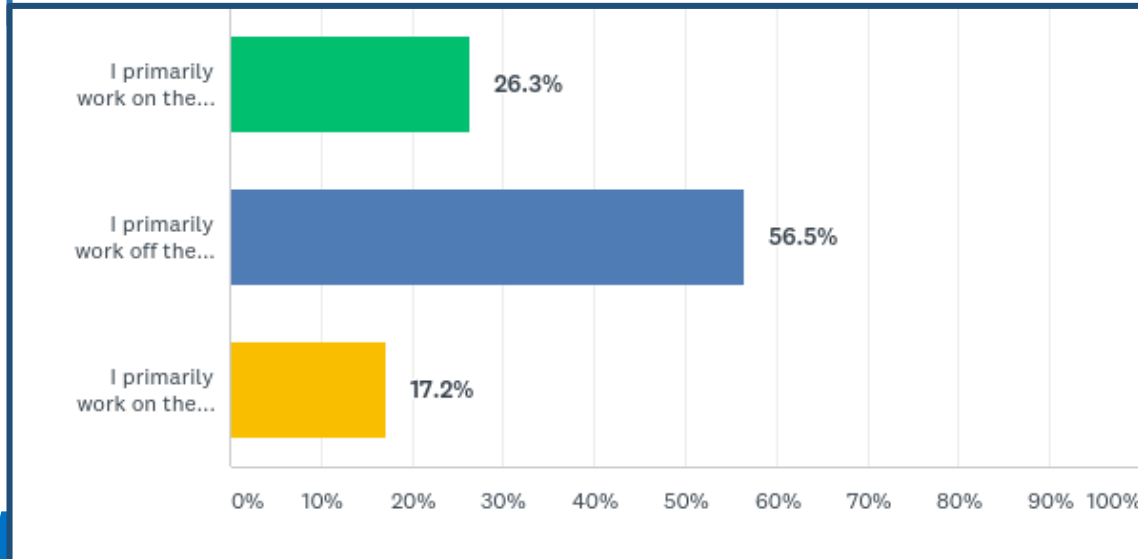
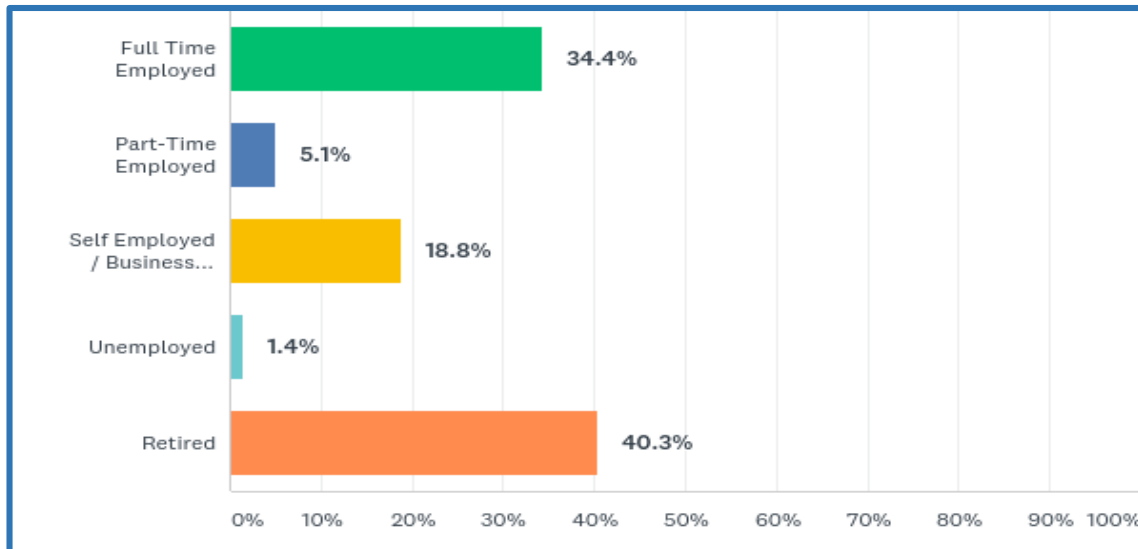


- 46.7% of respondents are full-time residents of Daufuskie Island.



# Public Survey Results

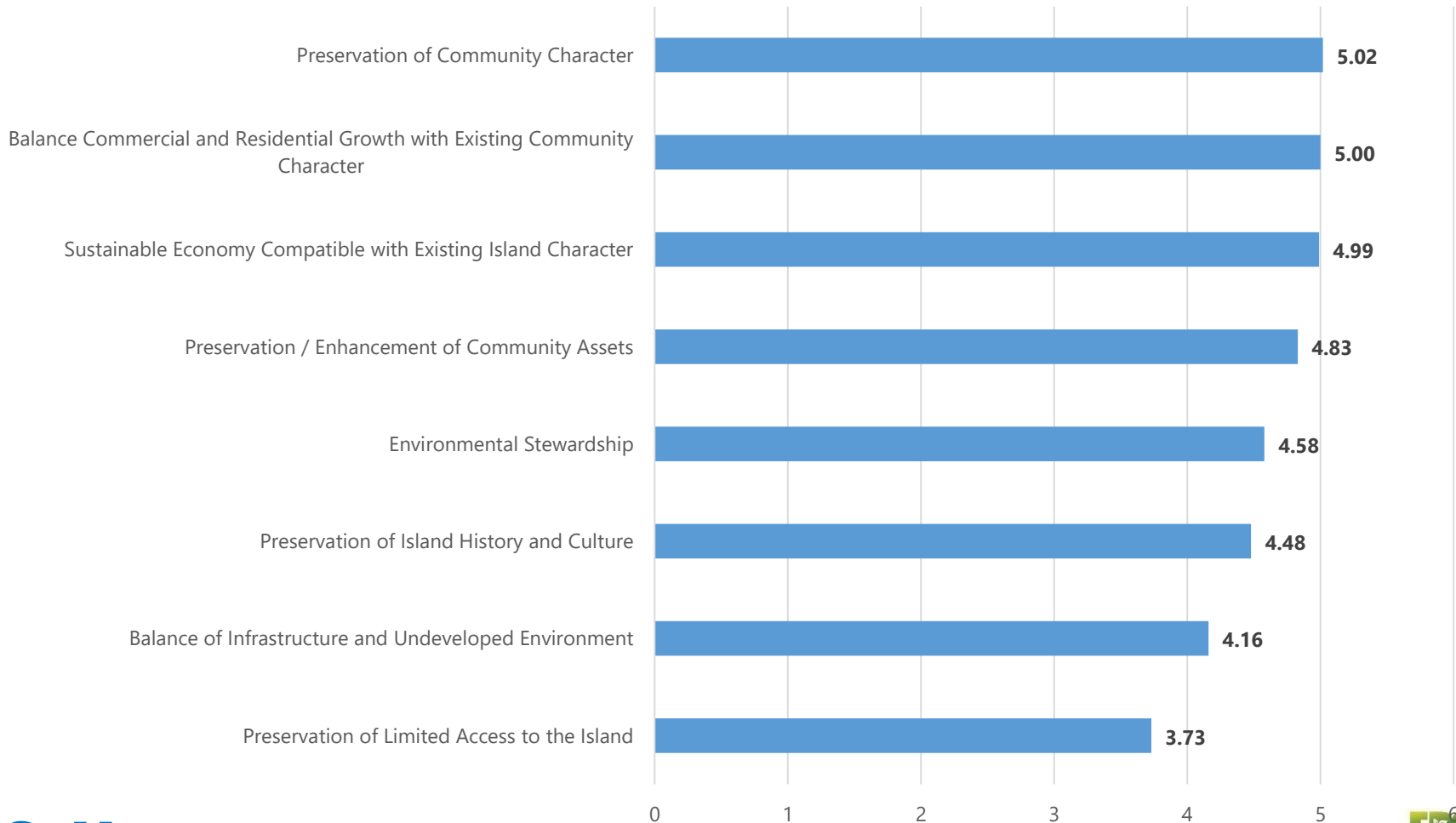
What is your employment status?/ Do you work on or off the island?



- 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?



# 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



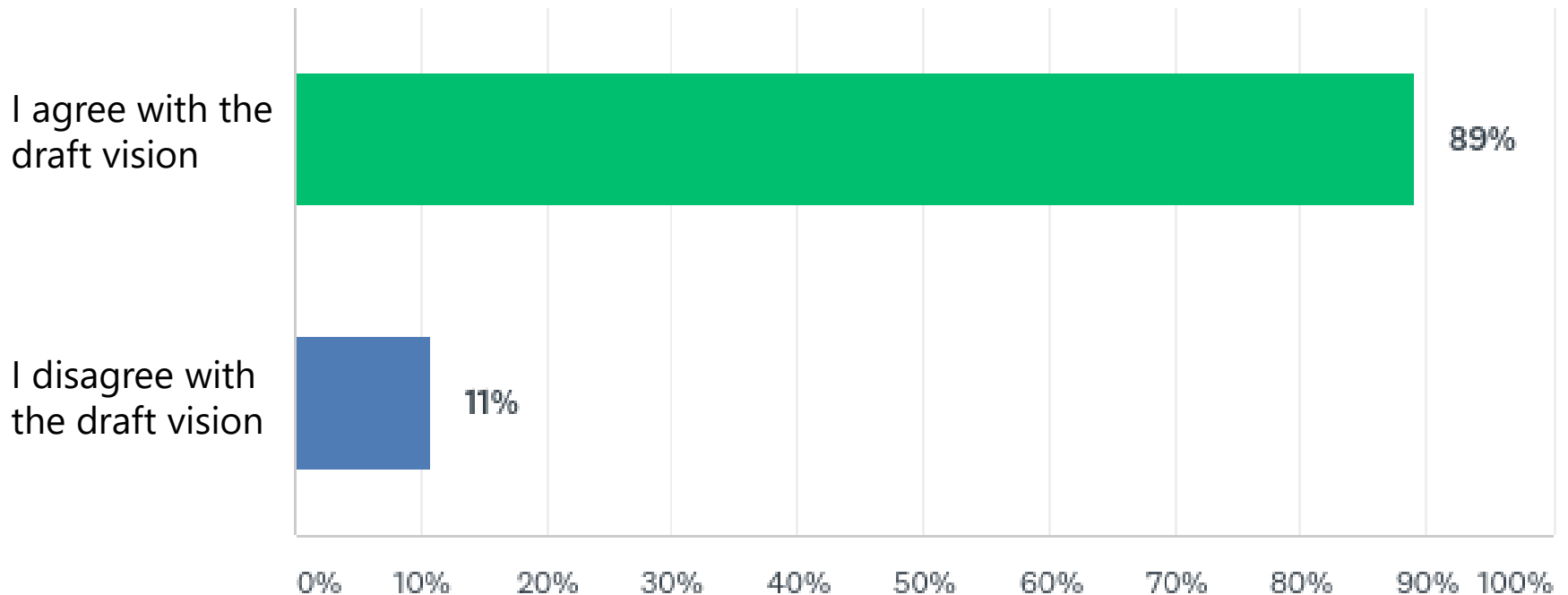
# Daufuskie Island Vision

## 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 remote 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

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

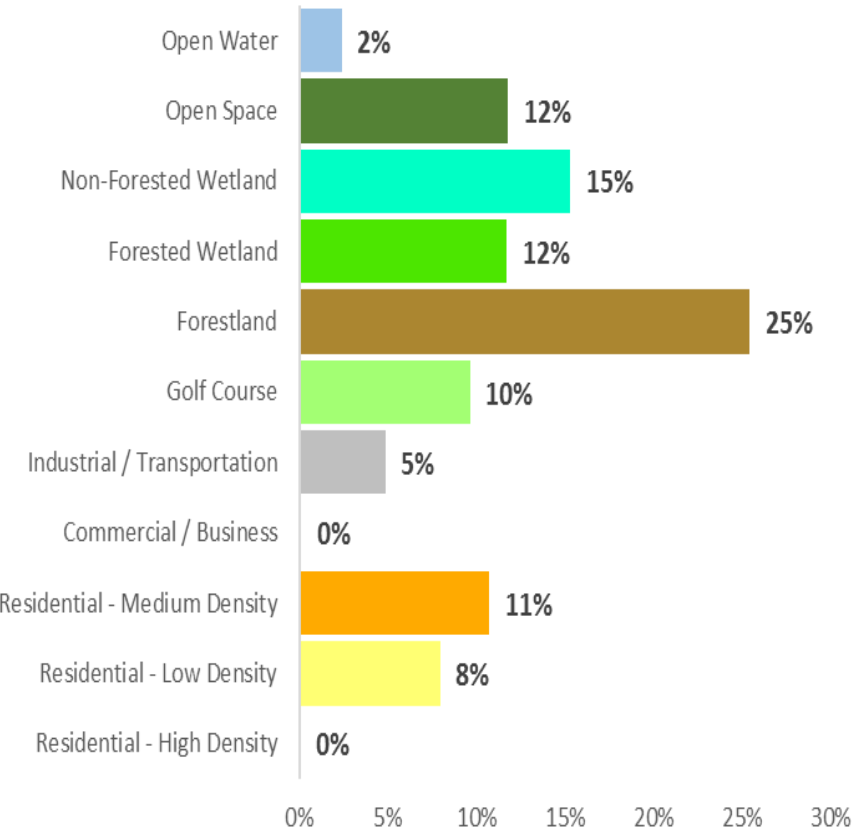
## FINAL VISION

*"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*

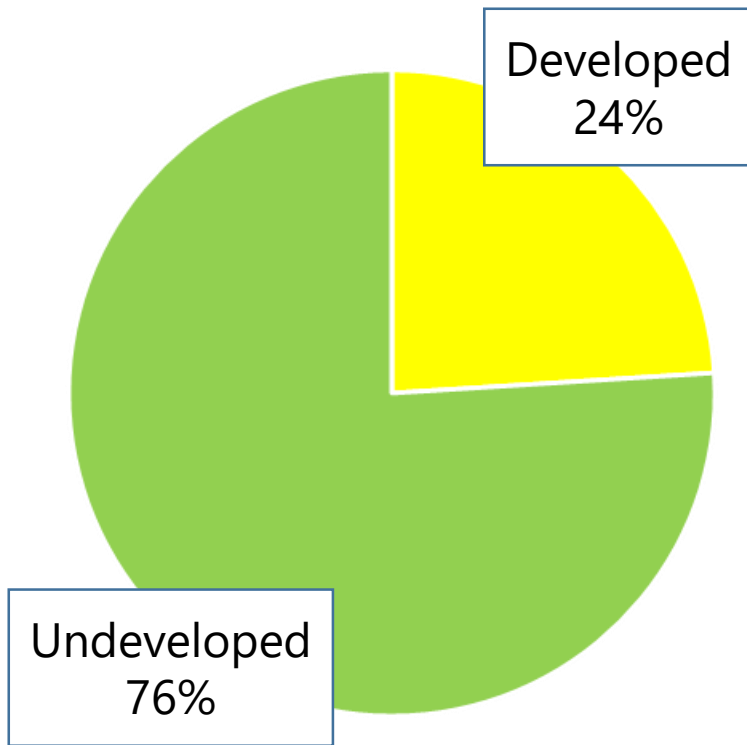


# Existing Land Use Breakdown





# Parcel Development Patterns



*Developed Parcels*      592  
*Undeveloped Parcels* 1,891







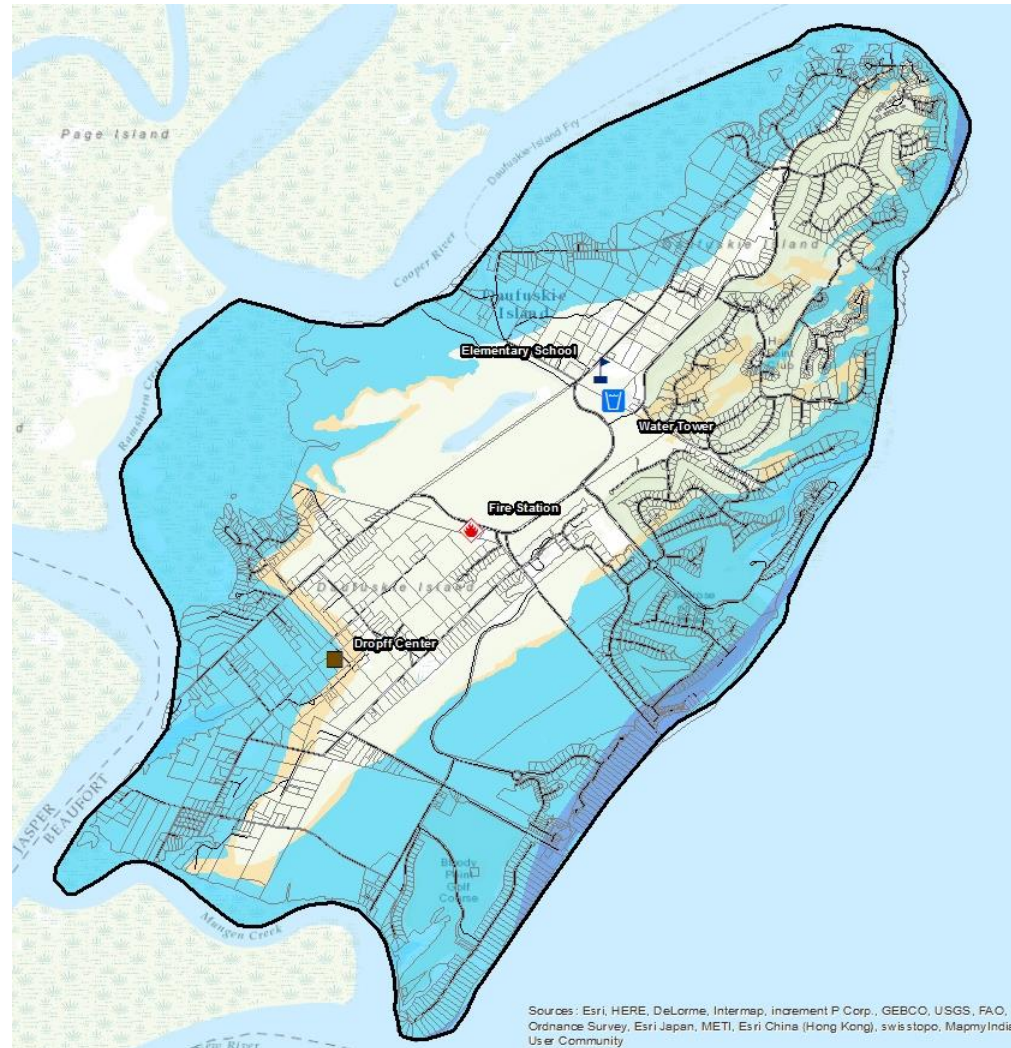
# Special Flood Hazard Areas

## Legend



## Flood Zones

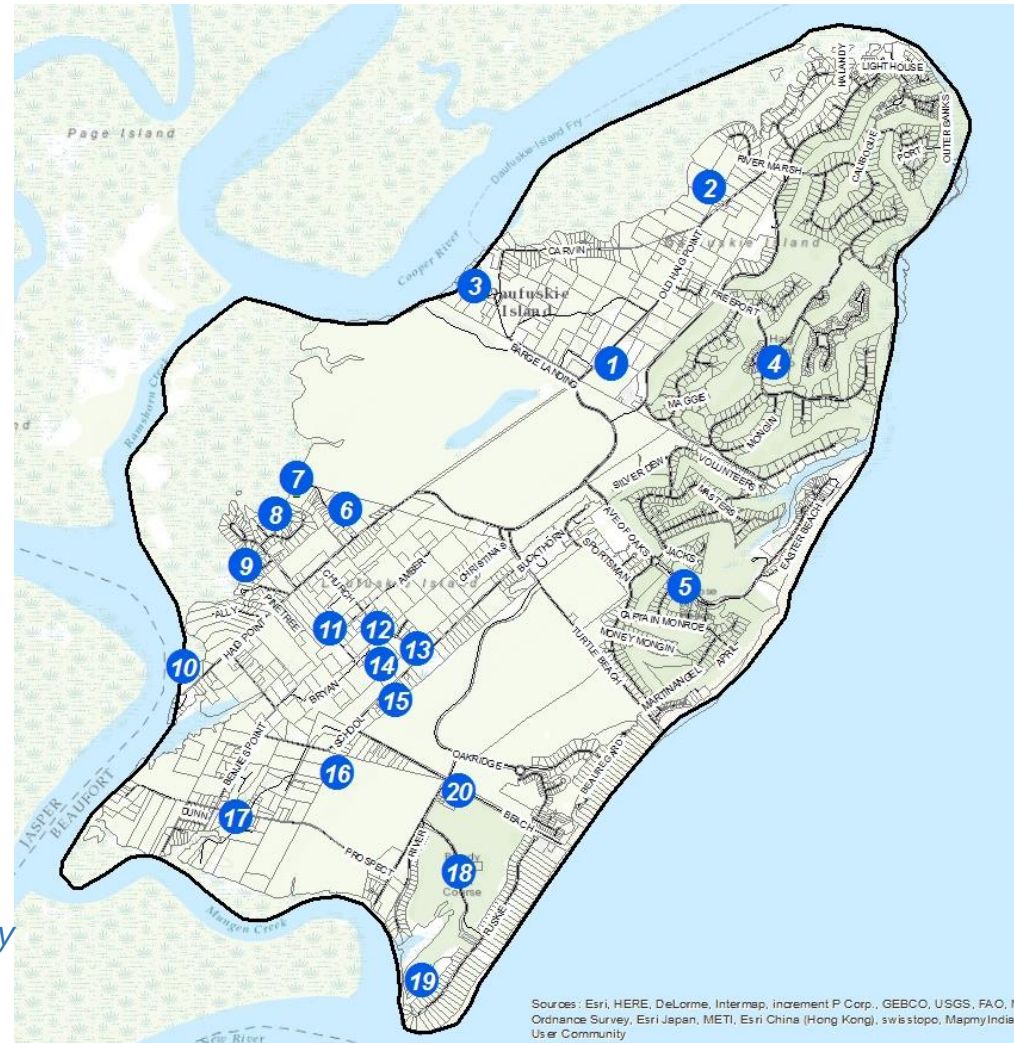
<i>High Risk</i>	64%
<i>Moderate Risk</i>	5%
<i>Low Risk</i>	31%



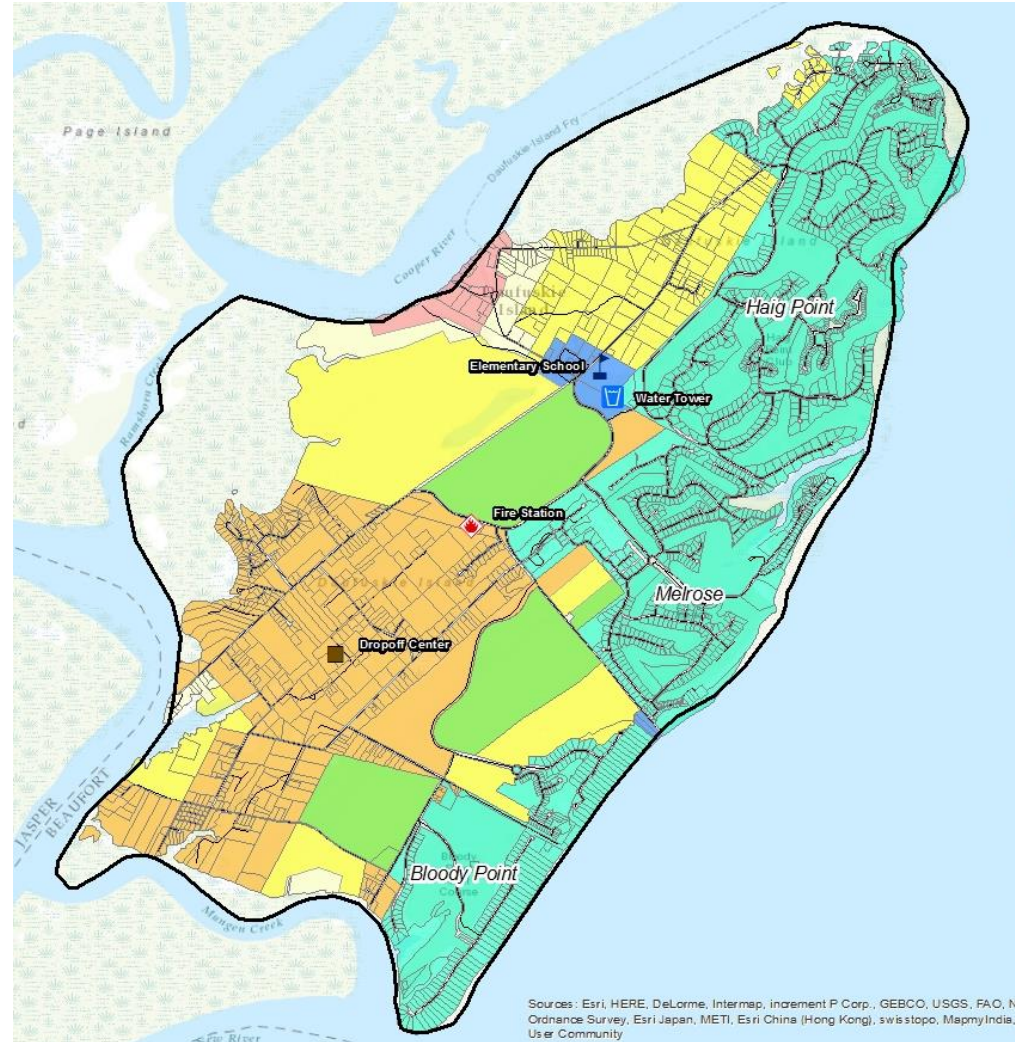
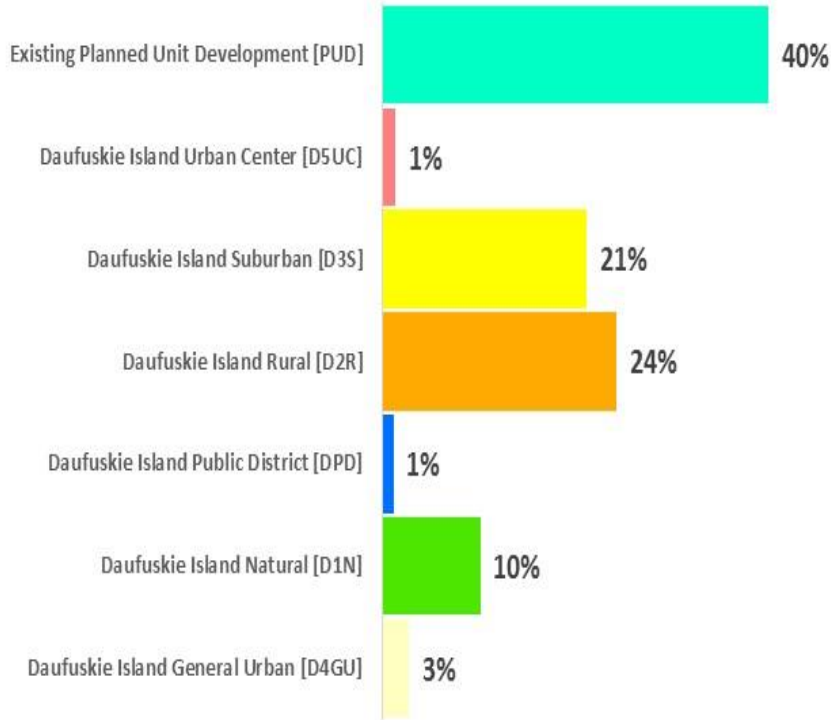


# Community Features

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*



# Current Zoning Classifications



# *CHARACTER AREAS*





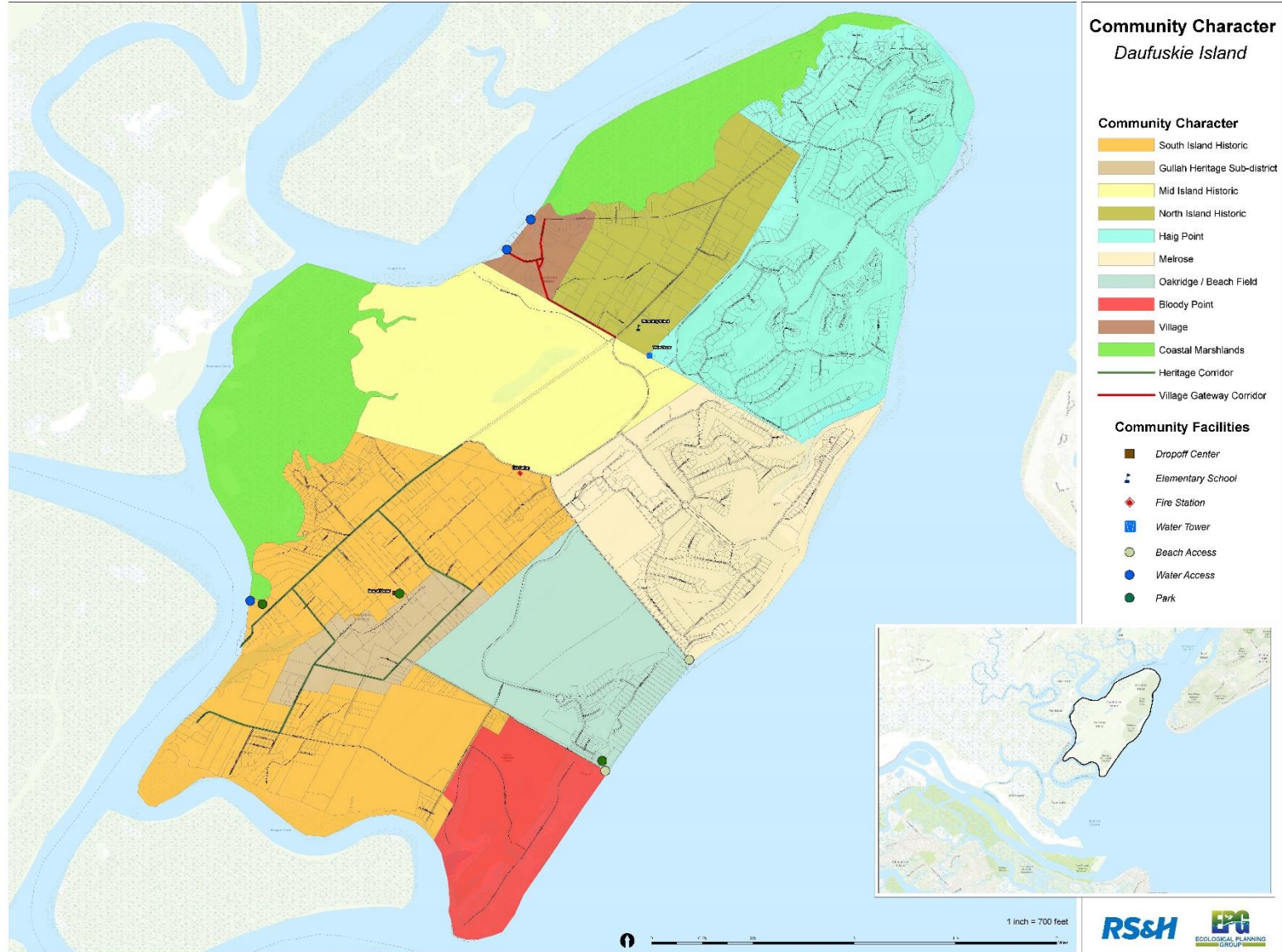
# What is a Character Area?

- » 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

# Community Workshop: October 2<sup>nd</sup>

- » 3 Working Groups
- » Compiled the results from each of the Working Groups
- » Developed Draft Character Areas
  - Identified characteristics
  - Identified issues
  - Identified draft strategies
- » Identified Overall Draft Strategies

# Draft Character Area Map – Combined Results





# Community Workshop Results Review

- » Project Advisory Committee meeting – November 27<sup>th</sup>
  - Results of community workshop presented
    - *Draft character areas and strategies*
  - Cross reference with current zoning and allowable densities
- » All meeting materials posted online for review and comment
- » Provide comments to:
  - Members of the Council Subcommittee
  - Project Team
- » Project Advisory Committee will meet to review comments and feedback before Christmas
- » Next public workshop to be scheduled in January

# Next Steps

- » Finalize draft character areas and strategies
- » Identify elements of the code that need to be updated/revised based on the issues and strategies
- » Development of plan elements
- » Continued input opportunities
  - Project Advisory Committee meetings
  - Community workshops
  - Ongoing feedback to committee members and project team

*Thank You!*

