

# *DAUFUSKIE ISLAND PLAN AND CODE UPDATE*

*Project Advisory Committee  
January 14, 2018*

# *Agenda*

*Character Area Review*

*Summary of Survey Results*

*Survey Comments*

*Next Steps*



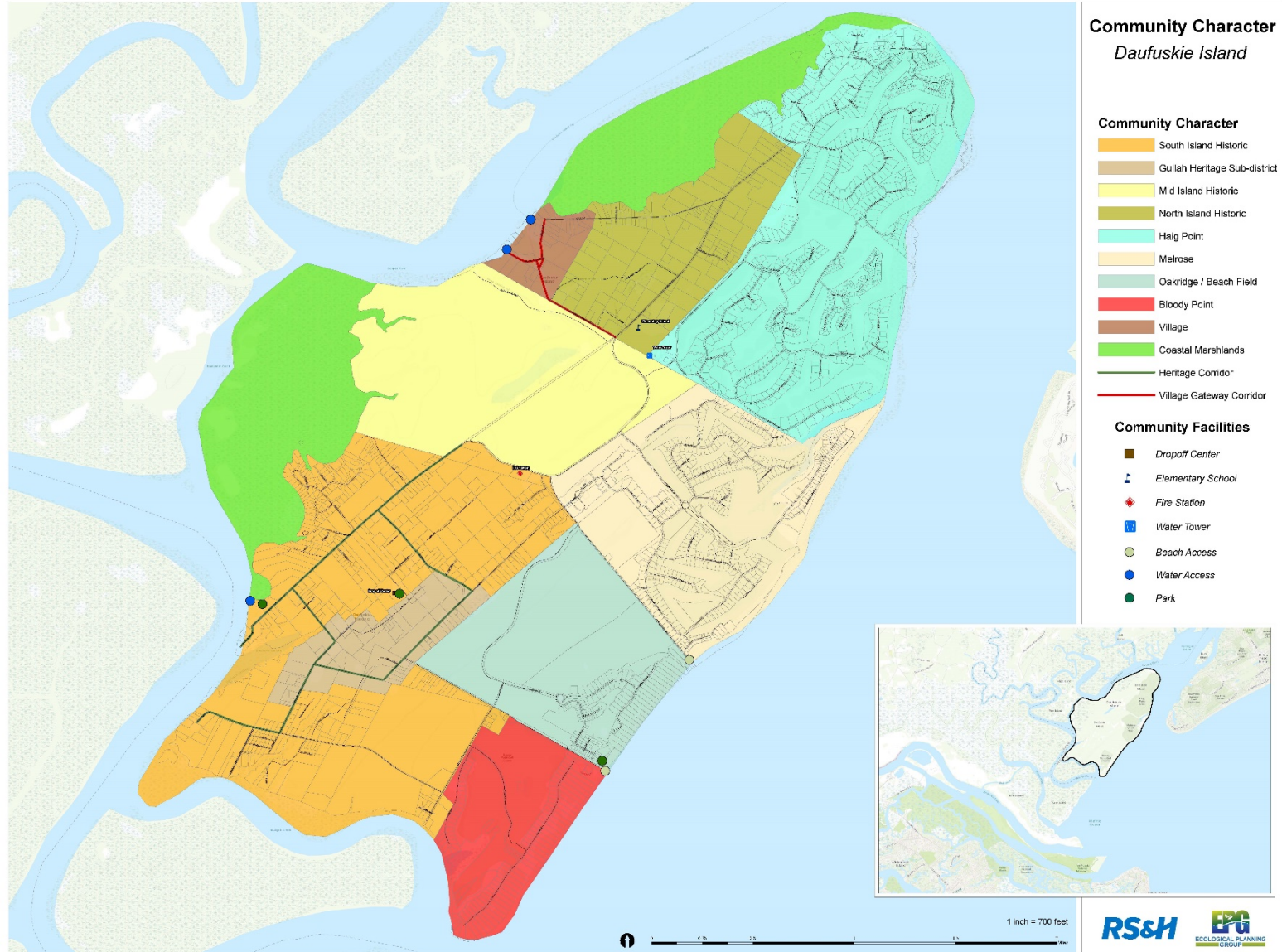
# What is a Character Area?

- » 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 # 2: 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 development strategies
- » Identified Overall Draft Development Strategies

# Draft Character Area Map – Combined Results



# *SECOND SURVEY RESULTS*



# Second Survey

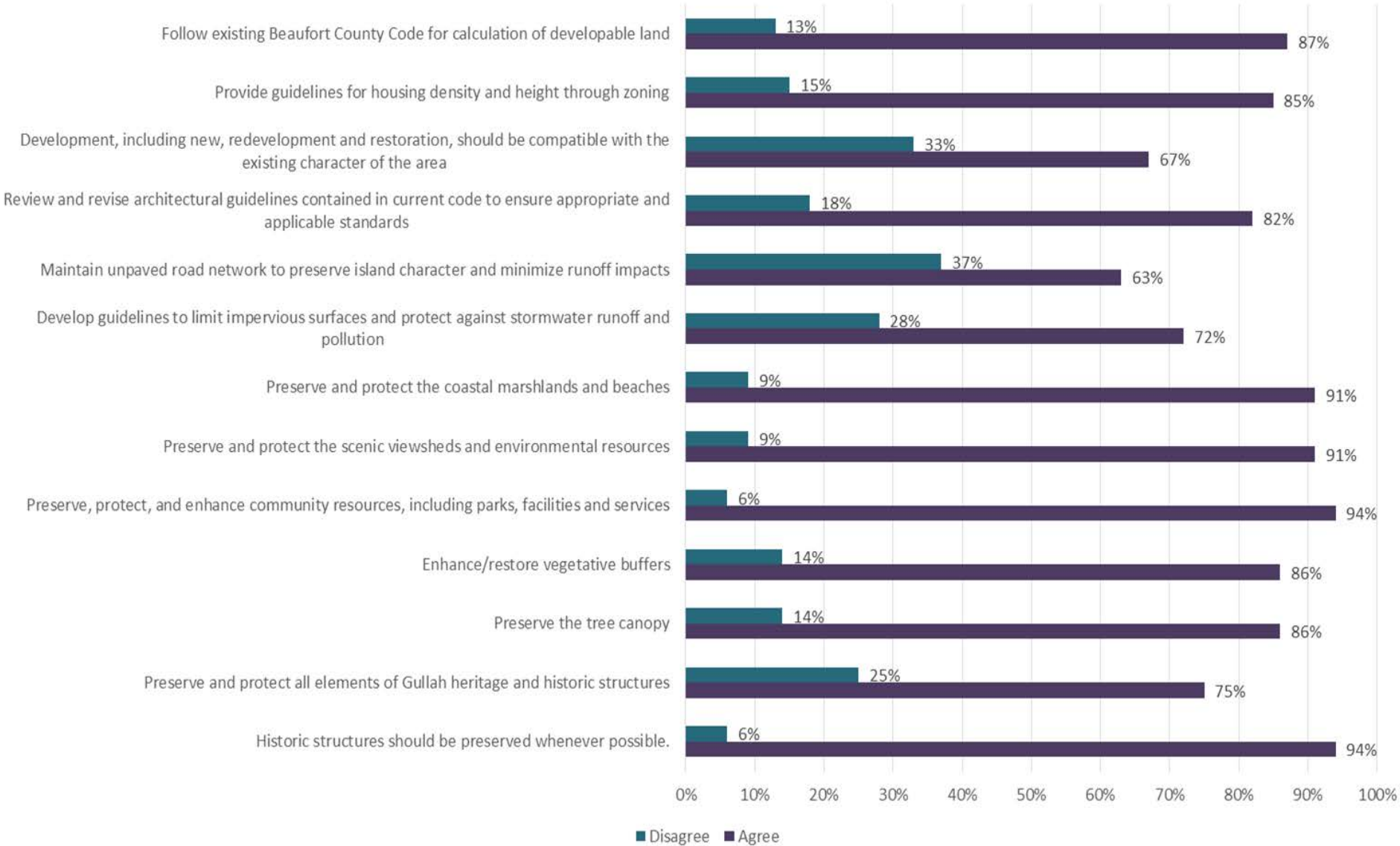
- » Project Advisory Committee meeting: reviewed results from workshop
  - Overall development strategies
  - Character areas
  - Character area development strategies
- » Cross-referenced character areas with existing zoning and allowable densities
- » Requested feedback
- » Developed second survey to facilitate input

# Second Survey

- » 33 respondents; approximately 10% response rate
- » Survey open from December 1<sup>st</sup> through December 12<sup>th</sup>
- » Questions designed to obtain feedback on workshop results and existing densities



## Do You Agree with the Overall Draft Strategies?



## COMMENTS: OVERALL DRAFT STRATEGIES

Although I want to maintain and protect the character of DI, I also want to enable some new development specifically in the Mid Island district. I believe that this development could be done while maintaining the character of DI. I am unclear on the current calculation for developable land.

Increase in commercial endeavors are vital.

General Comment: the wording of all the questions makes it hard not to say YES, so you may not learn much from the survey. I forced a few NO's just so I could provide comments.

More development is needed to move the island forward, although it must be carefully controlled. Commonly used dirt roads should be paved and developers should be encouraged to develop various tracts in a tasteful and aesthetically pleasing way, while preserving our beaches, marshes and as many trees as is practical.

Most of the items above are already addressed by current County zoning as well as ORCM regulations. Additional or different guidelines specific to Daufuskie are unnecessary, potentially confusing and even detrimental to attracting new investment.

Some roads need to be paved and current paved roads need repair

Some of our frequently traveled unpaved roads are dangerous and poorly maintained. The mud following a rainstorm and the dust during dry periods are a huge problem.

Roads should be designed as appropriate for the area they are installed. Unpaved roads while quaint are difficult to maintain and are a problem for golf cart traffic when rutted and wet. Preserving Gullah culture is fine though not at the expense of a failing economy on the island.

Let the island develop to include necessary roadways

What does character of the area mean? Seems vague and subjective.

Preserve "all" Gullah elements etc. may be somewhat excessive....

Many of these questions are a bit misleading as to the degree of what we should attempt to achieve.

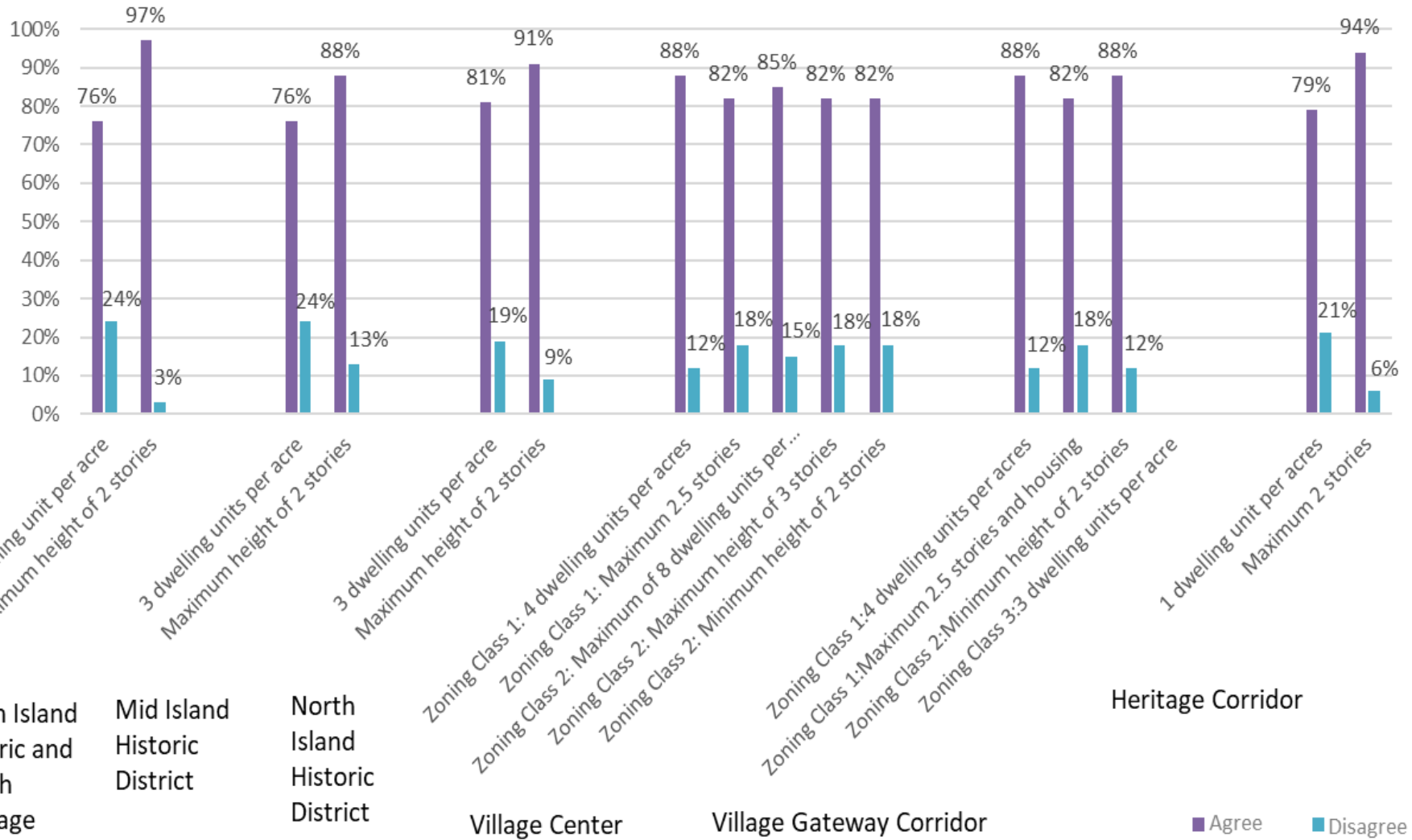
The way this is written is slanting the answer toward no development. I favor developing the Webb Tract while respecting our Island's character and history

Not familiar enough with these areas to know impact of any changes to further development

While I answered yes to all, I believe that certain of these are too vague or subjective. For example, depending upon the POV, the "existing character of the island" could mean many things. For some, it could mean maintaining an entirely rural environment which would impede any sort of growth. For clarity, I believe that the character needs more granularity.

County rules are excessive and ridiculous.

## Character Area Densities



South Island  
Historic and  
Gullah  
Heritage

Mid Island  
Historic  
District

North  
Island  
Historic  
District

Village Center

Village Gateway Corridor

Heritage Corridor

Agree

Disagree

**COMMENTS: CHARACTER AREA DENSITIES**

<b>South Island Historic District and Gullah Heritage Sub-District</b>
2 or 3 per acre is fine
<b>Mid-Island Historic District</b>
3 stories is fine
Only one dwelling
Existing zoning & requirements are adequate.
The Webb Tract is huge- greater density and taller structures in some areas would have no adverse impact
2/acre
Prefer to have buildings spread out, not in clusters.
Just not sure yet
<b>North Island Historic District</b>
Only one unit
Existing zoning & requirements are adequate.
Same answer as for Webb Tract. Land can be developed responsibly in many ways. If one owns a five acre site and agrees to only develop two in return for greater density on the two, we all win.
1 building/ residence per acre
I am not sure where this is? Generally I support density standards.
Should be same as south at 1 dwelling unit per acre
Not sure
<b>Village Center</b>
Existing zoning and requirements are adequate.
Marina boat storage building could be 75' tall
Village should 4 dwellings per acre with max of 2 stories
Sounds like enough for proper development

**COMMENTS: CHARACTER AREA DENSITIES (continued)**

**Village Gateway Corridor**

Existing zoning and requirements are adequate.

3-4 dwelling units per acre with max of 2 stories

I would like to think something built would fit in

**Heritage Corridor**

Thank you for your hard work. Balancing the need to support financial viability with the desire to preserve our island is a difficult task. Progress requires thoughtful change. No change ever leads to a downward spiral.

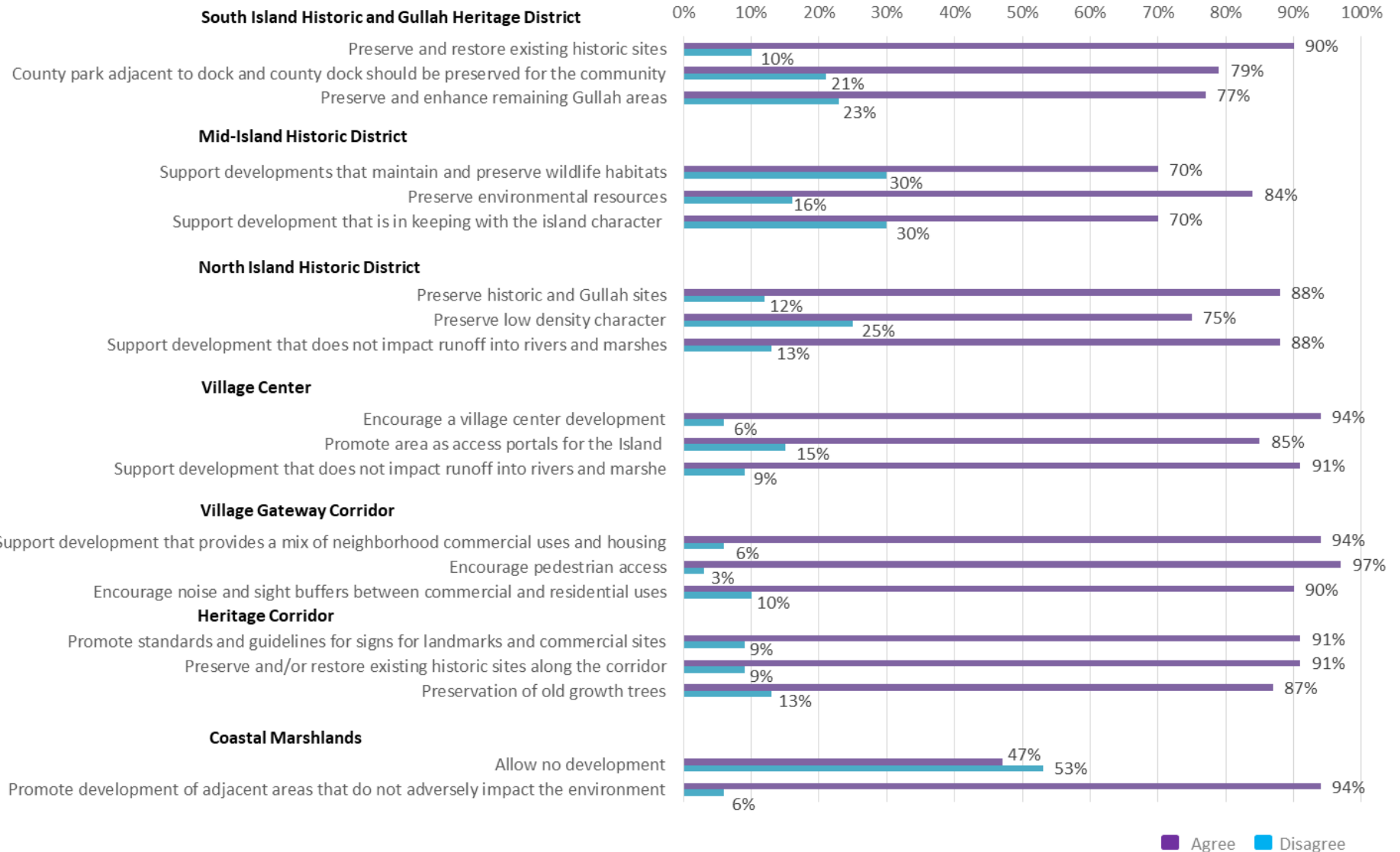
2 or 3 per acre is fine

Existing zoning and requirements are adequate.

2 per acre

Not sure impact

## Character Area Strategies



**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

<b>South Island Historic and Gullah Heritage District</b>
The primary objective is preserving key assets for the community, but if there is a better use that benefits the entire island, it should be considered.
County dock area is an eyesore and should be tastefully improved.
Preservation of county dock area for the community is unnecessary
County dock area could also be utilized as a ferry landing for DI. Changes should not preclude that possibility.
Development in Webb and Oakridge should occur
Preserve but not at taxpayer expense. Preserve but not at the expense of deteriorating the economy of the island. We are already in deep trouble. We cannot help until our own future is assured.
There needs to be limited development to make the Island "livable and sustainable" which it is not today.
Preserve Gullah areas but enhance only through private partnerships.
I support preserving all Gullah heritage as well as enhancing provided enhancing does not mean expanding the Historic District to include the Webb Track etc. That makes no sense.
Not sure where they are and again what impact

**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

<b>Mid-Island Historic District</b>
Of course the interpretation of this is subjective. I believe in maintaining and preserving and also enabling this part of the island to become a marine access location with some limited retail and condo type housing.
Increase in commercial endeavors as well as affordable housing is vital
If there is a development opportunity that will enhance the lives of most residents (a small commercial area with a grocery store, pharmacy, artisan shops, a few new restaurants, etc., then that should be considered despite displacing some wildlife habitat. The term "island character" is like mom and apple pie, but it is subject to interpretation, and I suspect there is a broad range of ideas as to what that really means.
if keeping with the island character is dirt roads and single wide trailers, then no.
I am opposed to any changes affecting the current Webb Tract. This area has been designated as a potential portal into DI and no changes should be considered which would discourage potential investors or development use. This area should not be designated as an historic district with all the restrictions that entails.
I support responsible development of Webb Tract. Has the committee met with the current owner (Pete Lang Group) or the option holder (Roger Freedman); If not - please do before recommending changes to current zoning.
Low income housing will destroy Daufuskie !!!!
Preservation of wildlife habitats should not be used as a means to restrict private property development rights in keeping with existing zoning, density and architectural guidelines. See prior comment: how is "island character" defined?
Again, this makes perfect sense provided it does not go too far and prohibits reasonable development of the island which is badly needed
In concert with developing the Webb Tract.
I plan to build in historic district and would like to think anything I build would fit in
It is difficult to answer no to any of these. That said, if these strategies imply changing the current zoning in this district to something less dense, I disagree. This district has always been viewed as an "island portal" that has the potential for a marina, light commercial & retail and residential. This should be maintained in the revised plan but in keeping with the above strategies. Since this is currently forestland, it is a natural wildlife habitat. Preservation of the natural habitat should not be used a justification to inhibit development.



**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

<b>North Island Historic District</b>
Development with properly managed runoff should be considered when it benefits the island.
Similar answer to Mid-Island Historic district. No changes which would form a barrier to potential development of this area.
Cannot support preservation of low density without knowing what would be restricted. A half-acre lot requirement might be acceptable, but anything greater would unnecessarily inhibit responsible development- and serve no useful purpose.
Development should be encouraged. This makes it sound like all development will create problems.
IF kept to the current zoning areas
All development subject to restrictions of two stories and no more than 3 living units per acre
Not familiar with areas size and impact of this

**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

<b>Village Center</b>
Everything you do costs something - money, fewer trees, more runoff, etc. The costs and benefits to the island need to be properly evaluated.
Runoff is already covered under existing state and federal regulations.
The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.
Access to Daufuskie should be encouraged ONLY to healthy developments and communities. The island cannot afford to encourage people when there isn't a plan to sustain a healthy economic living environment
Enhance what we have
This promotion of the village as an island portal should not be done to the exclusion of the current Webb Tract (renamed Mid-Island Historical: why?) The current zoning of Webb Tract with the vision for this area as the island portal should be preserved.
Development in balance with nature. Not impossible.
This should not be used as a replacement strategy for rezoning the Webb Tract to not be encouraged as a retail village. The vision for the island has always been that Webb Tract be a marine portal. Trying to use this as an acceptable replacement is too limiting.
No to the Webb tract project currently proposed.
Please see my response to "e" above--also applicable here. The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.
Manage the development in such a way that we can all coexist together while getting the benefit of development.
NO to current Webb tract proposal.

**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

**Village Gateway Corridor**

Please see my response to "e" above--also applicable here. The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.

Manage the development in such a way that we can all coexist together while getting the benefit of development.

NO to current Webb tract proposal.

**Heritage Corridor**

If this is Cooper River Landing Road --- I cannot support without knowing what we are trying to preserve. I spend an inordinate amount of time picking up trash on Cooper River Landing Road-- people who truly care about DI need to stop using our roads as trash bins.

I think the handmade character of business signs suits Daufuskie and its population. While businesses and landmarks should not be advertised in a way that diminishes the island feel, I don't think it should all look alike.

Provided we have a good definition of Old Growth Tress I also would support this

**COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES**

<b>Coastal Marshlands</b>
Never say never, or NO in this case. Keep an open mind, but only allow such development if there is an overwhelming benefit to the island.
Allowing no development is killing this island
Potential development should be examined on a case by case basis under existing state and federal laws protecting the marshland areas.
Prohibiting responsible development of privately owned land is de facto condemnation -and that would require compensation to the owners. Who will pay that?
If this means prohibiting development of Webb Tract which borders coastal marshlands, I do not agree.
Too broad of statement. The Webb Tract for example should be allowed to be appropriately developed.
All development should be subject to environmental standards/approvals from the State of SC
Like second questions wording better than first
See earlier remarks. We should preserve marshlands but allow development within the guidelines for OCRM critical lines.

*ADDITIONAL COMMENTS  
RECEIVED*



## ADDITIONAL COMMENTS RECEIVED

- Consider adding a second or third “village” zoning district.
  - Freeport is the logical first choice. Additional options:
    - Intersection of Haig Point Road and Oak Ridge could be “Village Industrial” for mini-storage facility, office-industrial space, a cabinet maker, trade shops, an auto mechanic, hardware store, diner, a builder’s office/warehouse, etc.
    - Area near the church in the proposed Gullah Heritage Sub-District where there is already a coffee shop and Daufuskie Blues. A good place for a post office, hair salon, alterations shop, artisan workshops, etc.
    - Area near the County Dock that is the second port of entry, but traditionally was our primary entry; villages traditionally evolved at transportation hubs.

## ADDITIONAL COMMENTS RECEIVED

### Commercial Space

- Permitting is difficult and expensive in Beaufort County and are the same for simple structures as for multi-story office buildings.
- Work with County to for updated building code category for “Light Commercial”
- Need simplification of code and requirements to encourage more small businesses

### PUDs

- Successful businesses on Daufuskie are proprietor’s businesses as PUDs have failed as resorts, although not residential communities
- Bloody Point and Melrose will eventually be broken up and need to be addressed in the plan update.
  - Apply Daufuskie archetypes apply to help avoid some future new houses looking like they were transplanted from an Atlanta suburb

## ADDITIONAL COMMENTS RECEIVED

### Density

- Must include discussion of sewer and water.
- For higher density areas, need to build small, affordable sewage treatment facilities and not increase the area served by the DI Utility Company



## ADDITIONAL COMMENTS RECEIVED

### Achieving the goal of maintaining rural character

- Form-based code has unintended consequences for landowners who are ready to build
- Beaufort County Zoning Department/Director has final approval on how a building looks
- Identify primary roads that have requirement to prove a vegetative buffer exists prior to the issuance of a building permit
- Applicants can:
  - Build to the style required, or
  - Demonstrate there is a vegetative buffer in existence so the look of the structure does not matter

## ADDITIONAL COMMENTS RECEIVED

- Focus on keeping the rural character of Daufuskie intact
- Request to rezone a specific property
- Economic Development
  - Daufuskie needs a strong branding and marketing theme to encourage economic development
  - Promote/encourage an eco-tourism based economy

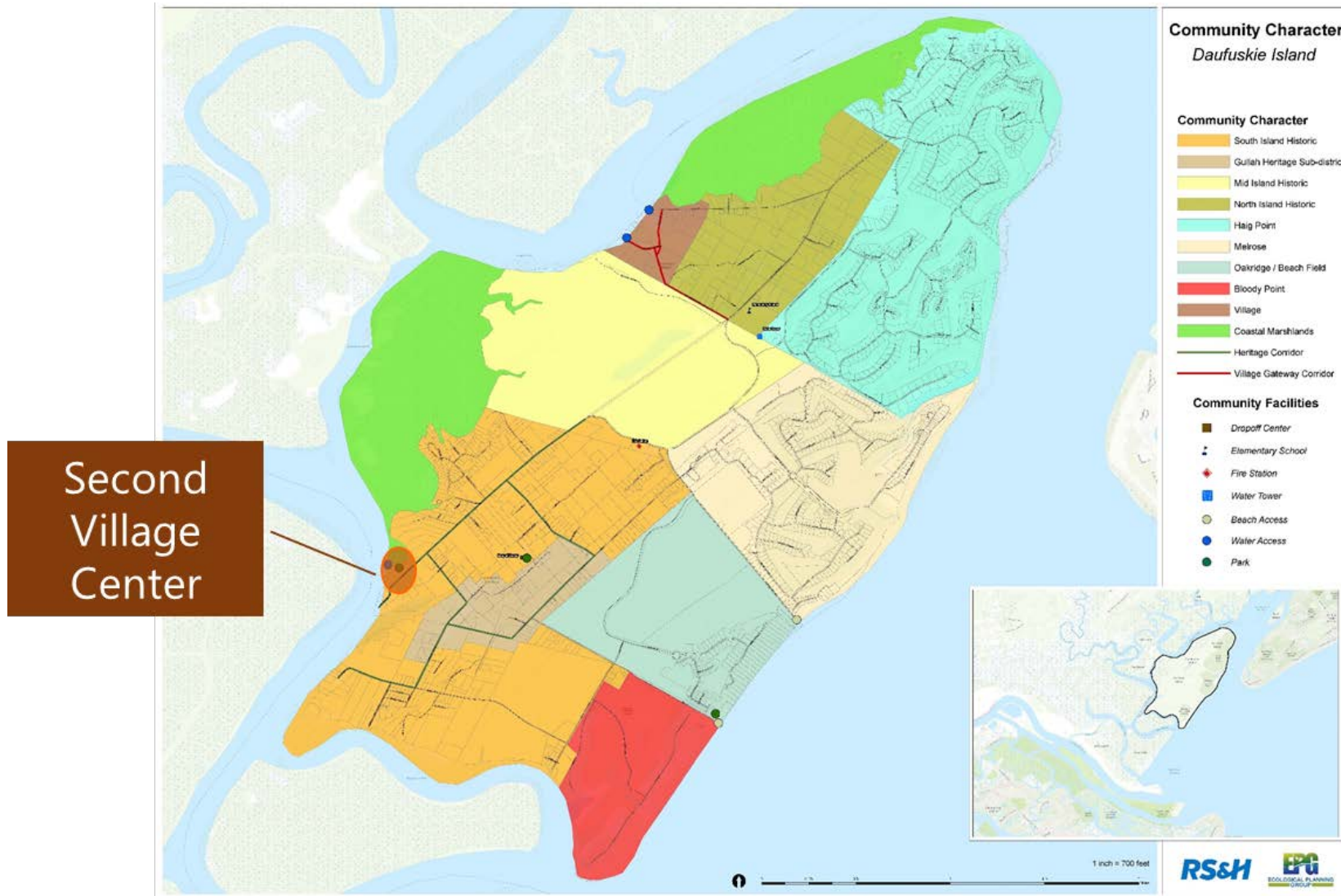
# *DISCUSSION AND ACTION*



# Discussion and Action

- » Overall development strategies
- » Character areas
- » Character area development strategies
- » Character area densities

# Character Area Recommendations



**NOTE: Depiction of Second Village Center is a graphic representation and not the exact boundaries.**

# Status Update and Next Steps

## » Status Update

- Community Engagement (Ongoing)
- Coordination (Ongoing)
- Existing Plan Review (Complete)
- Island Vision and Goals (Complete)
- Existing and Future Conditions (Complete)
- Identification of Character Areas (Complete)
- Recommendations (Underway)
- Implementation and Priority Investments (To be Completed)
- Final Documentation (Draft document underway)

# Status Update and Next Steps

## » Next Steps

- Presentation to Beaufort County Planning Commission – 2/5/18
- Draft Document under development, including
  - *Recommendations, priority investments, and implementation plan based on input received today*
- Community workshop to review draft document- Feb/March
- Address comments received
- Community open house to review final document – April/May
- Additional presentations to Daufuskie Island Council and Beaufort County