

COMMENTS

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.

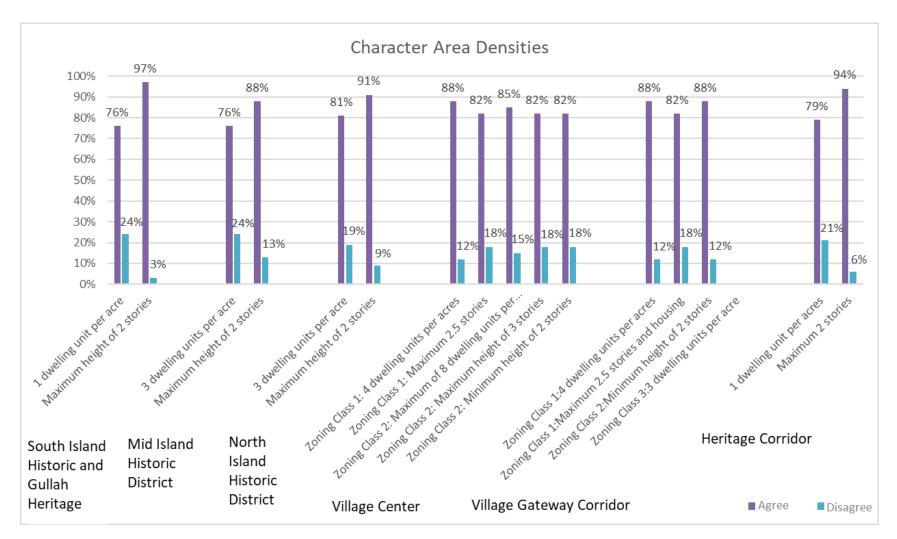
The way this is written is slanting the answer toward no development. I favor developing the Webb Tract while respecting our Island's character

and history

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

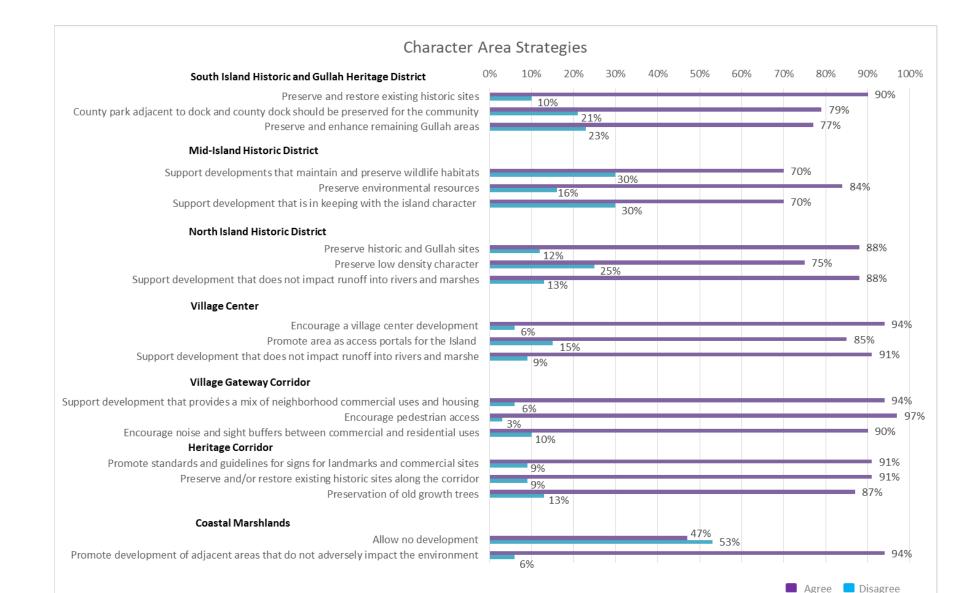
While I answered yes to all, I believe that certain of these are too vague or subjective. For example, depending upon the POV, the "existing character of the island" could mean many things. For some, it could mean maintaining an entirely rural environment which would impede any sort of growth. For clarity,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

County rules are excessive and ridiculous.



COMMENTS

South Island Historic District and Gullah Heritage Sub-District
2 or 3 per acre is fine
Mid-Island Historic District
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
North Island Historic District
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
Village Center
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
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



COMMENTS	
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South Island Historic and Gullah Heritage District

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

Mid-Island Historic District

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

Mid-Island Historic District (Continued)

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.

North Island Historic District

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

Village Center

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.

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.

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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

Coastal Marshlands

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.