



DAUFUSKIE ISLAND PLAN AND CODE UPDATE

*Public Meeting # 3
April 16, 2018*

Agenda

Project Status / Schedule

Overview of Draft Plan

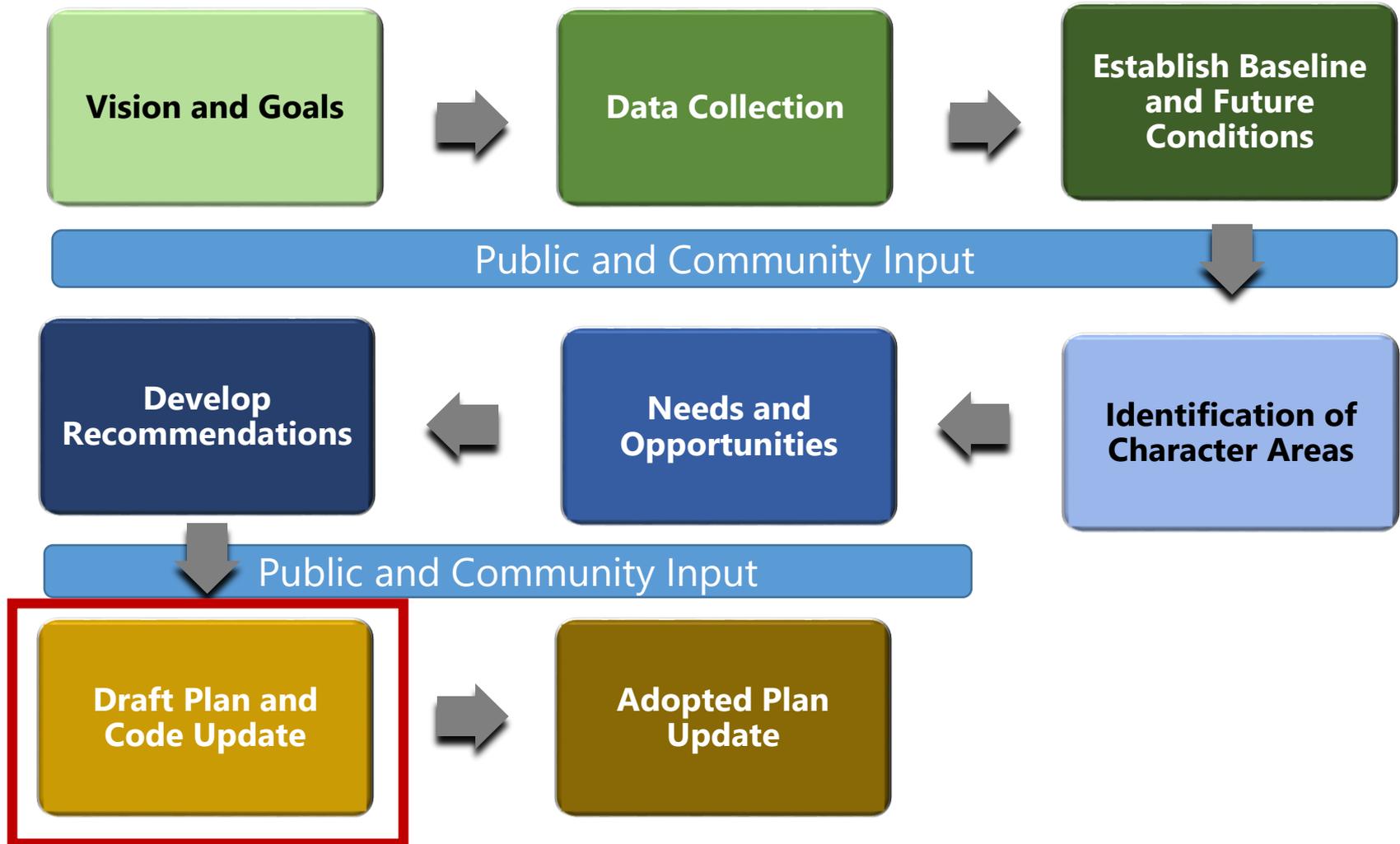
Overview of Draft Code

Next Steps

*Review of Detailed Materials and
Comments by Participants*

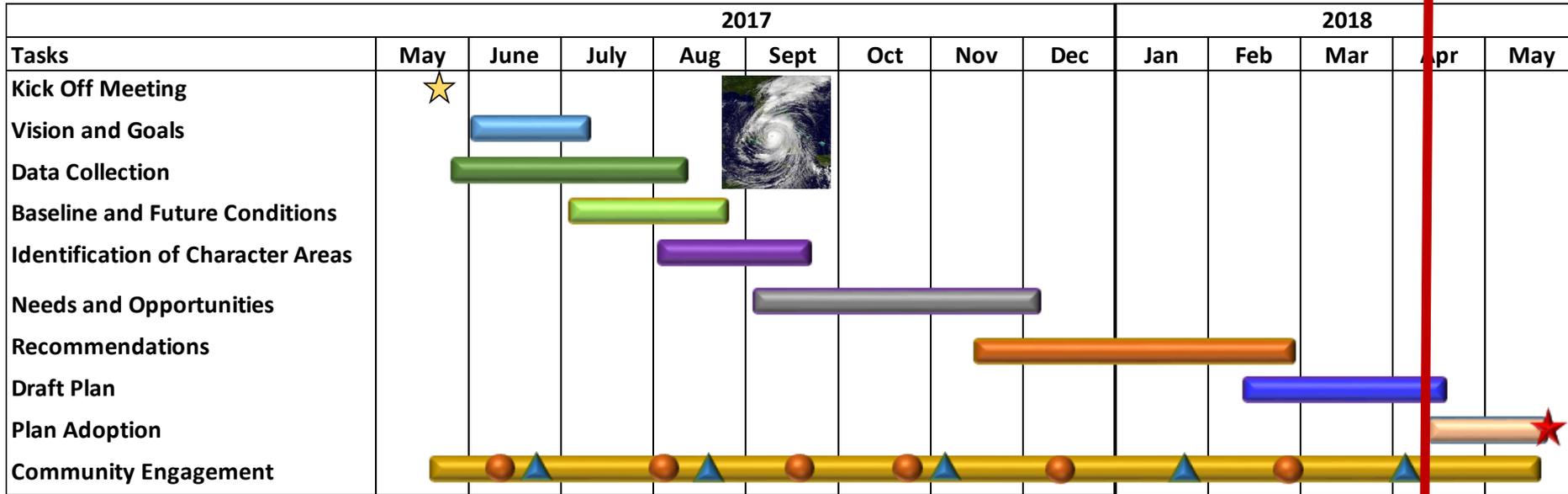


Status Update



Project Schedule

Daufuskie Island Plan and Code Update Schedule



- ▲ Public Meeting
- Project Advisory Committee

Draft Plan Overview

- » Developed in accordance with SC planning legislation
 - Inventory of existing conditions
 - Needs, goals, and vision statement
 - Implementation strategies
- » Consistency with regulations for ease of incorporation into Beaufort County Comprehensive Plan

Draft Plan Overview

- » Developed in accordance with SC planning legislation
- » Nine planning elements
 - Population:
 - *Historical data*
 - *Characteristics and trends*
 - Economic Development:
 - *Historical data*
 - *Employment*
 - *Workforce*
 - Natural Resources:
 - *Environmental assets*
 - Cultural Resources:
 - *Historical and cultural assets*

Draft Plan Overview

- » Developed in accordance with SC planning legislation
- » Nine planning elements (continued)
 - Community Facilities:
 - *Infrastructure*
 - *Assets*
 - *Services*
 - Housing:
 - *Existing housing and characteristics*
 - Land Use:
 - *Development characteristics*
 - Transportation:
 - *Facilities and infrastructure*
 - Priority Investment:
 - *Work program for implementation*

Draft Plan Overview

» Plan Development Tasks

– Completed and Finalized

- *Review of existing plans*
- *Development of Vision, Goals, Priorities*
- *Development of Existing Conditions by Plan Element*
- *Development of Needs, Issues and Opportunities by Plan Element*
- *Identification of Character Areas*
- *Identification of Development Strategies*
- *Identification of Action Steps*

– Draft Plan and Code Update Completed

– Ongoing

- *Community and Public Input*
- *Coordination with Beaufort County*

Draft Plan Overview

» Plan Chapters

– Chapter 1: Introduction

- *State planning requirements and planning process*

– Chapter 2: Community Participation

- *Documents the participation process*
 - Public Workshops
 - Project Advisory Committee meetings
 - Surveys
 - Additional coordination

Beaufort County Coordination	Community Workshops	Surveys	Project Advisory Committee	Additional Meetings
<ul style="list-style-type: none">• 4 Presentations• Ongoing	<ul style="list-style-type: none">• 3 Meetings• Final meeting to be scheduled	<ul style="list-style-type: none">• 2 Surveys, on-line and hard copy	<ul style="list-style-type: none">• 7 meetings• Ongoing	<ul style="list-style-type: none">• Additional outreach

Draft Plan Overview

» Plan Chapters

– Chapter 3: Vision and Goals

- *Reviewed and summarized existing plans*
 - Beaufort County Comprehensive Plan
 - Tourism Product Development Concept for the Lowcountry Region Strategy and Plan
 - Daufuskie Island Plan (1985 and 2010)
 - Daufuskie Island Conceptual Master Plan Charrette Report
 - Daufuskie Island Covenant
- *Goals and Vision*
 - Established through community input
 - Survey
 - Community Workshop

Draft Plan Overview

» Goals

- Preservation of community character
- Balance growth and development with the existing community character
- Promote a sustainable economy compatible with existing community character
- Preserve and enhance community assets, including the natural beauty of the island
- Promote environmental stewardship
- Preserve the island history and culture, including a focus on the native Gullah heritage

Draft Plan Overview

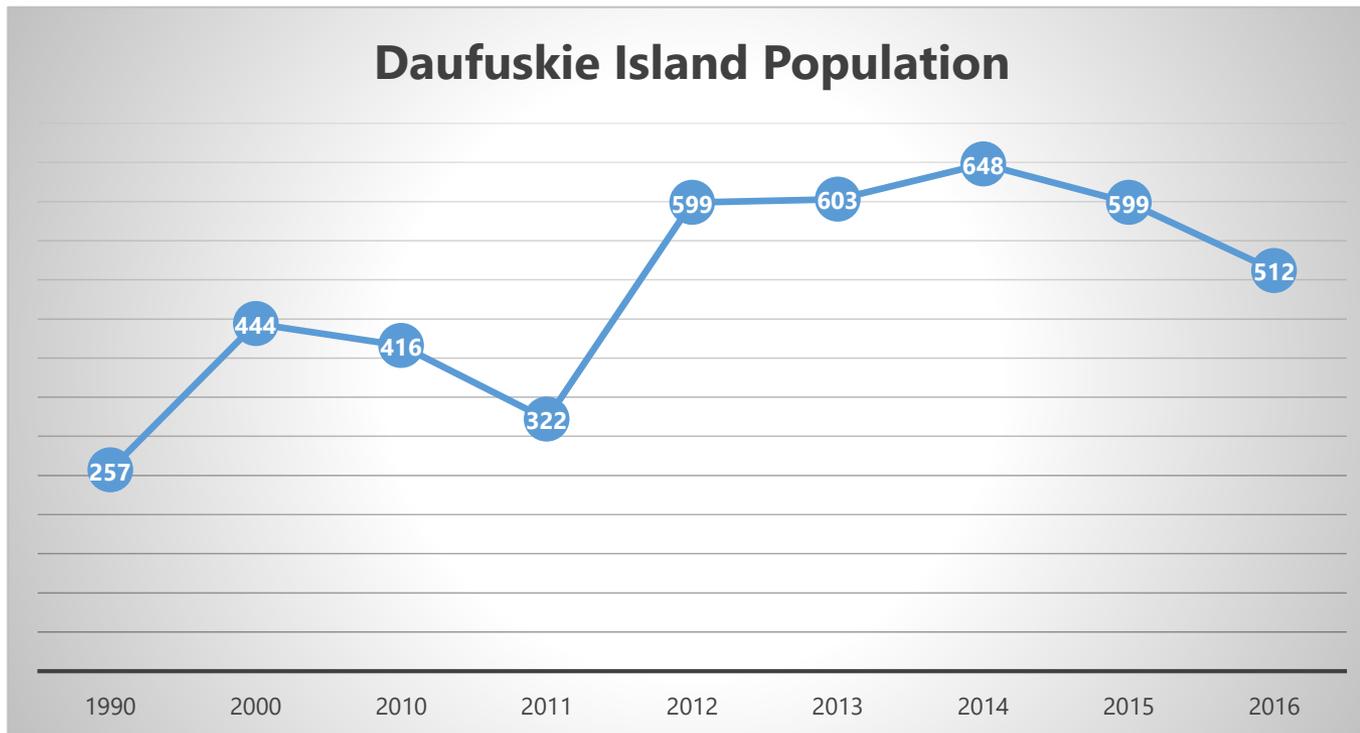
» Vision

"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."

Draft Plan Overview

» Plan Chapters

- Chapter 4: Existing Conditions
 - *Inventory for each plan element*
- Population



Draft Plan Overview

- Chapter 4: Existing Conditions
- Population
 - *Build Out projection based on approved densities*
 - 12,640 persons
 - *Historic trend projection*
 - 2035: 1,013 persons

Draft Plan Overview

» Plan Chapters

– Chapter 4: Existing Conditions

- *Inventory for each plan element*

– Economic Development

– Natural Resources

– Cultural Resources

- *1984: Daufuskie Island included on the National Historic Register*
- *Key properties noted:*
 - Haig Point Lighthouse
 - Mt. Carmel Baptist Church
 - First Union African Church
 - Mary Fields School
 - Oyster Society Hall
 - Cemeteries

Draft Plan Overview

» Plan Chapters

– Chapter 4: Existing Conditions

- *Inventory for each plan element*

– Community Facilities

- *Water/Sewer*
- *Solid Waste*
- *Fire/Emergency Services*
- *Educational Facilities*

– Housing

– Land Use

- *Largest existing land uses:*
 - Forestland
 - Wetlands
 - Open Space
 - Residential

Draft Plan Overview

» Plan Chapters

– Chapter 4: Existing Conditions

- *Inventory for each plan element*

– Transportation

- *Roadways maintained by Beaufort County for more than 20 years*

Paved Roadways	
Roadway	Length (in miles)
Haig Point Road	2.72
Cooper River Landing Road	0.70
Total Paved Roadways	3.42

Draft Plan Overview

» Plan Chapters

– Transportation

- *Roadways maintained by Beaufort County for more than 20 years*

Unpaved Roadways			
Roadway	Length (in miles)	Roadway	Length (in miles)
Freeport Road	0.21	Benji's Point Road	0.86
Carvin Road	0.90	Prospect Road	1.28
Old Haig Point Road	0.87	Pappy's Landing Road	0.78
Church Road	0.61	Beach Road	1.10
Turtle Beach Road	1.08	Frances Jones Road	0.25
School Road	1.58	Maryfield Road	0.23
Total Unpaved Roadways		9.75	

Draft Plan Overview

– Chapter 5: Needs and Opportunities

- *Needs, issues and opportunities for each plan element*
 - Identified through community participation
- *Land Use included identification of character areas and development strategies for the Island, as well as each character area*
 - New development, redevelopment and restoration should be consistent with the existing character of the area in which the development occurs.
 - Enhance the pedestrian environment where feasible.
 - Historic structures should be preserved whenever possible.
 - Prioritize tree preservation to protect the scenic and habitat value of the area.
 - Encourage land uses, through clearly defined guidelines, that protect against stormwater pollution including xeriscaping, pervious surfaces and erosion and sedimentation control.
 - Require the treatment of stormwater runoff quality and quantity prior to its discharge in the marsh.
 - Limit housing density, size and height through zoning.

Draft Plan Overview

» Plan Chapters

– Chapter 6: Achieving the Vision

- *Work Program*
- *Elements identified to meet the overall goals*
 - Stratified by timeframe
 - Short-range: 1-2 years
 - Mid-range: 3-5 years
 - Long-range: 5-10 years
- Responsible parties include Council committees and volunteer groups

Draft Plan Overview

- » Chapter 6: Achieving the Vision
- » Example work elements/action items

Transportation

- Work with County to identify/implement potential road material to stabilize unpaved roads without paving to avoid additional impervious surfaces and drainage issue

Economic Development

- Work with small business initiative and SCORE (Service Corps of Retired Executives) to develop support network for small business incubator

Community Facilities and Assets

- Continue to work with County and community organizations to address issues with existing dump site...

Plan Implementation

- Update and simplify Island Code

Draft Plan Overview

- » Chapter 6: Achieving the Vision
- » Example work elements/action items

Cultural/Historic/Natural Preservation

- Coordinate with Beaufort County to conduct a significant tree survey and develop protections within the code for significant trees

Coordination

- Work with Beaufort County, state and regional agencies to identify funding for grants researcher and writer

Resource Development and Grants

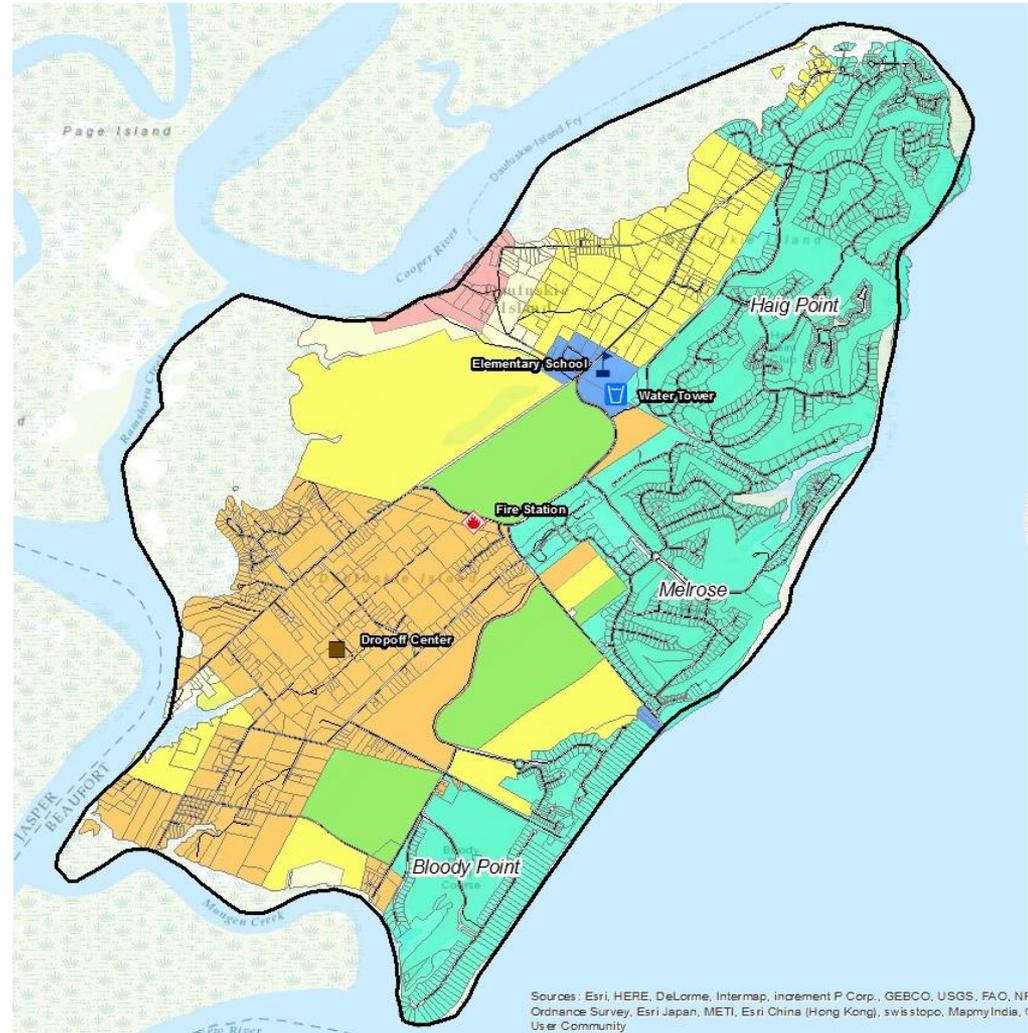
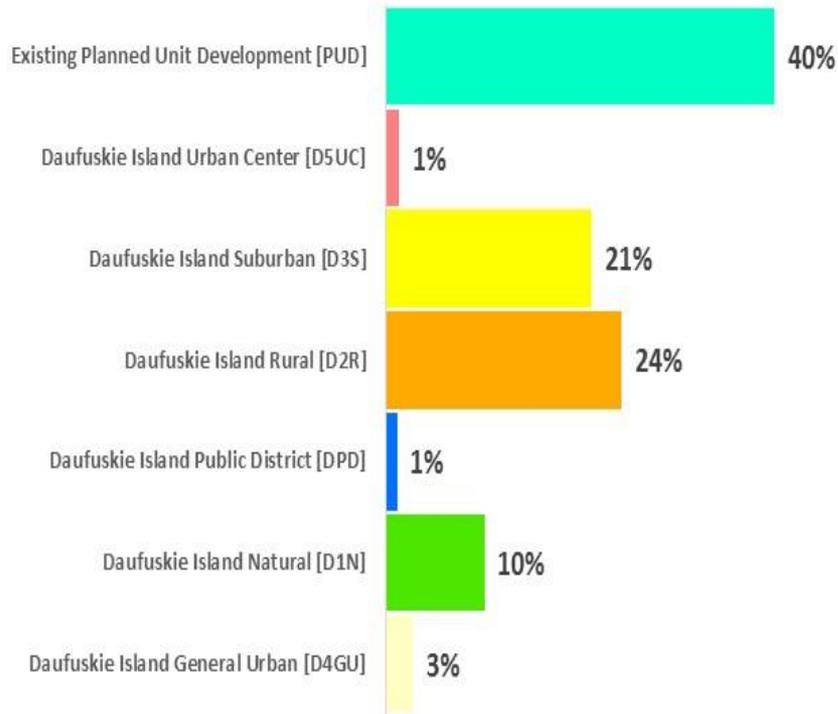
- Utilize existing community resources to identify potential grant opportunities

Code Update

Draft Code Update Approach

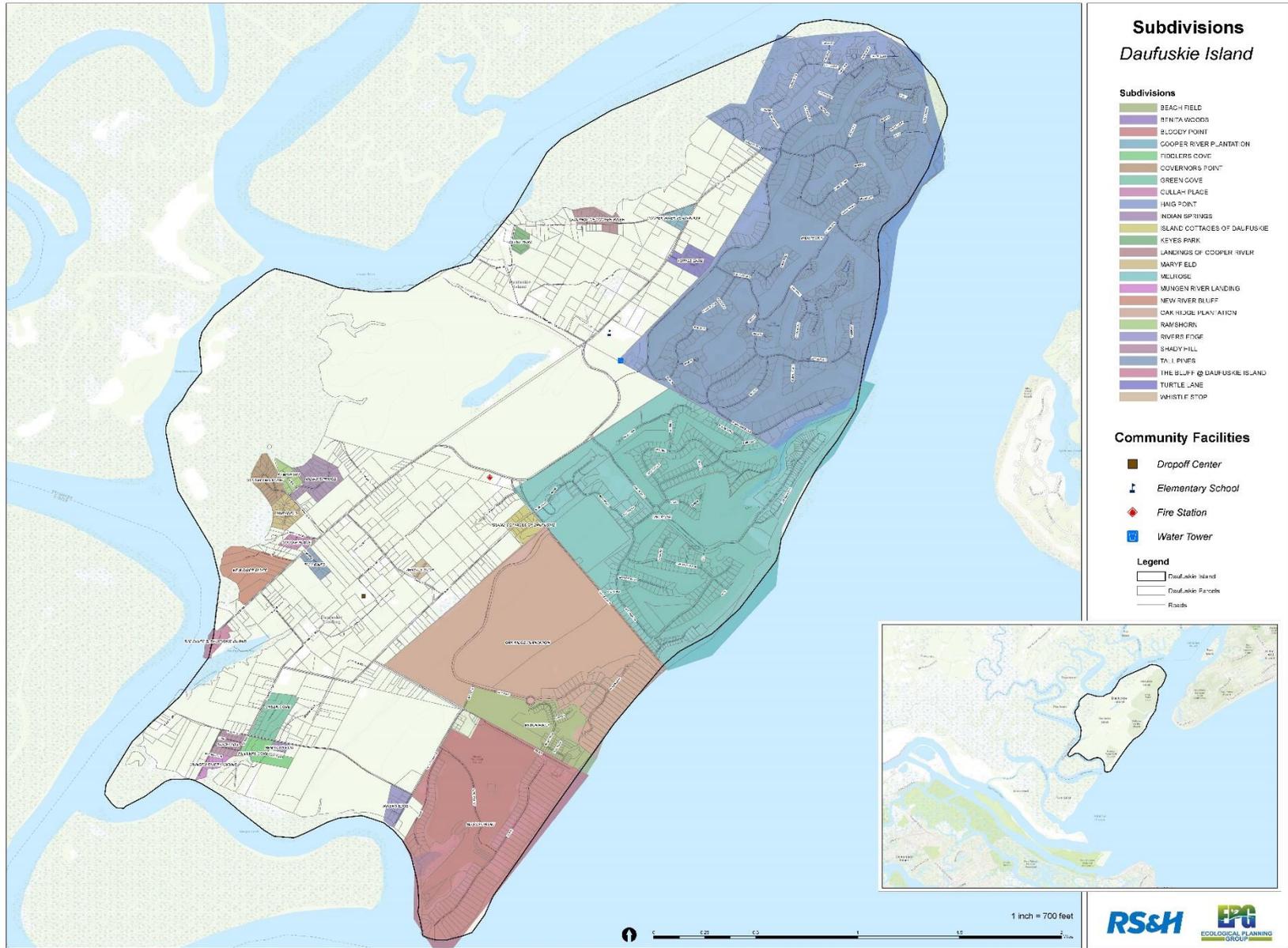
- » Simplify the existing Code
- » Use existing code as a foundation
- » Understandable and user friendly for both Island residents and Beaufort County staff
- » Consistency
 - Within the Code
 - With Beaufort County Code

Current Zoning

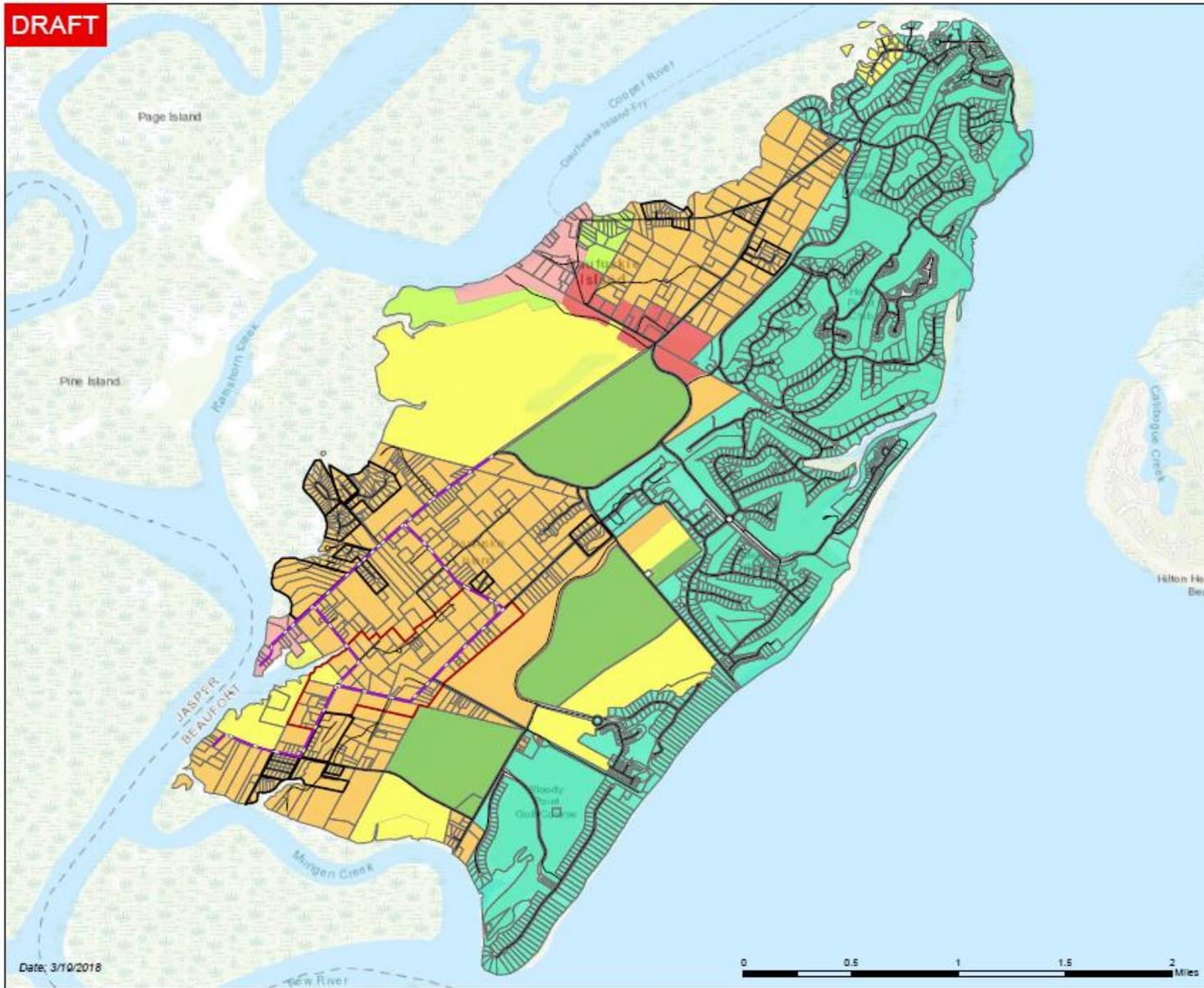


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NFO, URS, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © Swisstopo, User Community

Approved and Platted Subdivisions



DRAFT



Zoning Classifications

Daufuskie Island, SC

Proposed

Zoning Classifications

- DI-2R
- DI-3E
- DI-4SU
- DI-5GC
- DI-5VC
- DI-6PUD
- DI-IP

Subzones

- DI-2R-GH
- DI-2R-CP
- DI-HCO Overlay District

Legend

- Roads
- Parcels



Date: 3/10/2018



COMPARISON OF CURRENT CODE AND DRAFT CODE

CURRENT DAUFUSKIE ISLAND CODE			PROPOSED DAUFUSKIE ISLAND		DIFFERENCES BETWEEN CURRENT AND	
Current Zoning Code	Current Zoning Description	Residential Densities	Proposed Zoning Code	Proposed Zoning Description	Residential Densities	Land Uses and Other
D1	Nature Preserve and Conservation	None, unless permitted by agreement	DI-1P	Nature Preserve and Conservation	None	None
D2R	Rural	1 DU/acre	DI-2R	Rural	None	Architectural standards relaxed
			DI-2R-CP	New sub-district the includes existing approved and platted subdivisions	Likely Increased in Proposed Code	Architectural standards relaxed
			DI-2R-GH	New sub-district, designed to maintain the Gullah Heritage style of development	None	The style of structures is to be Low Country Vernacular
D3S	Suburban	3 DU/acre	DI-3E	Suburban	None	None
D4GU	General Urban	4 DU/acre	DI-4SU	General Urban	None	None
D5UC	Village Center	8 DU/acre	DI-5VC	Village Center	None	Added a second Village Center near County Dock that will allow more uses and increase allowable densities
PD	Public District	4 DU/acre	DI-5GC	Gateway Corridor	None	Additional residential and commercial uses are allowed aand the limits of the zone increased to connect to the Village Center
Existing PUDs	Existing Planned Unit Developments - PUD	NA	DI-6PUD	Existing Planned Unit Developments - PUD	NA	None
D1NP	Coastal Marshlands	None	DI-1NP	Natural Preserve	None	None

Next Steps

- » Participants review materials displayed
- » Provide comments tonight or via Project Team or PAC member no later than April 26th
- » Project Team will address comments and refine draft plan and code as needed
- » PAC meeting to review final plan and code (if needed)
- » Last public meeting to review final documents (if needed)
- » Present to Daufuskie Island Council for concurrence in May

Review of Materials

- » Various stations with elements of the plan to review
- » Work Program handout including plan goals and how the goals are addressed
- » Large scale draft zoning map
- » Code zoning categories uses and definitions handout
- » Comment sheets available to use today or to return by April 26th
- » Project team members are available to answer questions and take comments