



# DAUFUSKIE ISLAND PLAN AND CODE UPDATE

*May 15, 2018*

# Agenda

*Project Status / Schedule*

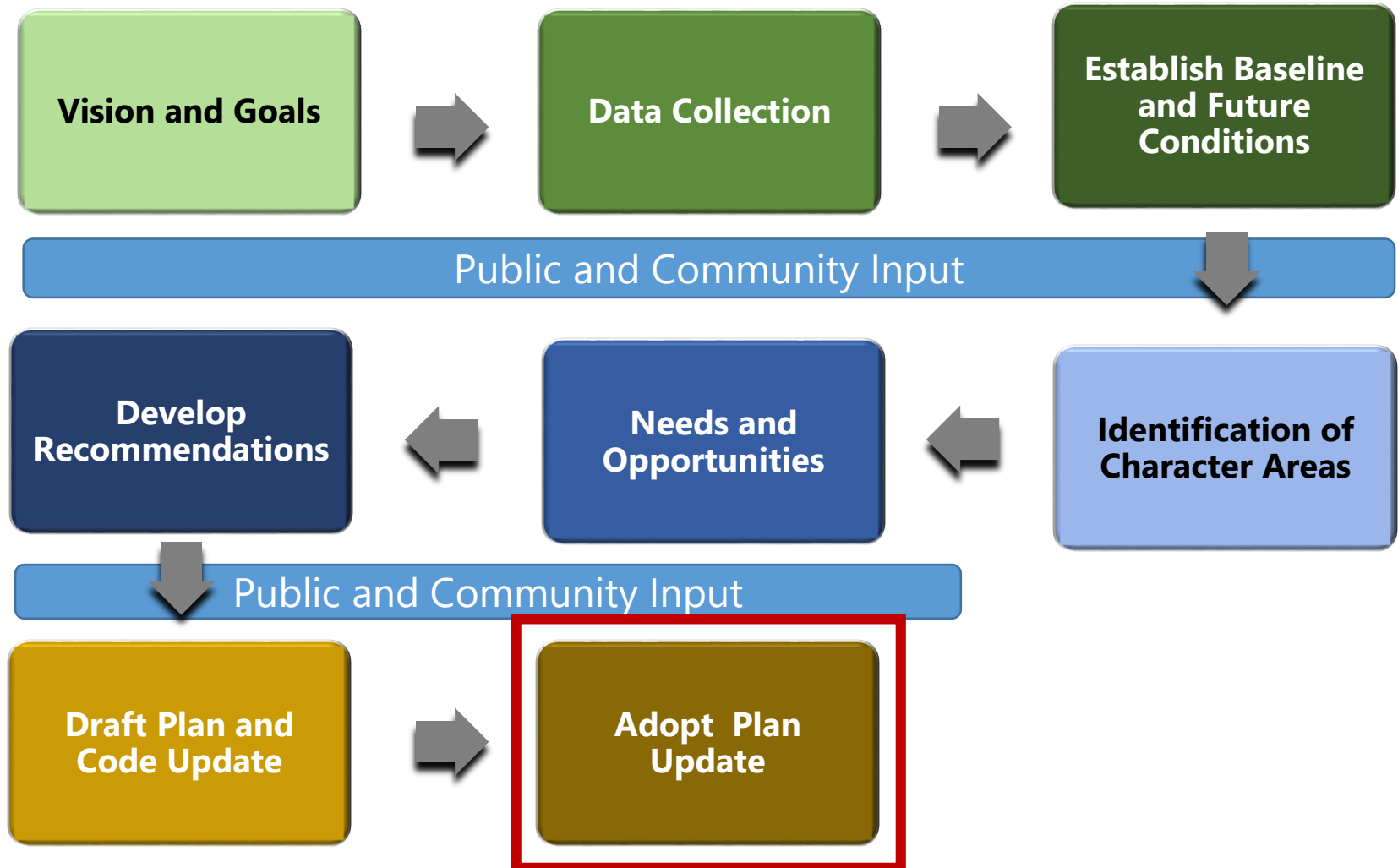
*Overview of Final Draft*

- *Plan*
- *Code*

*Next Steps*

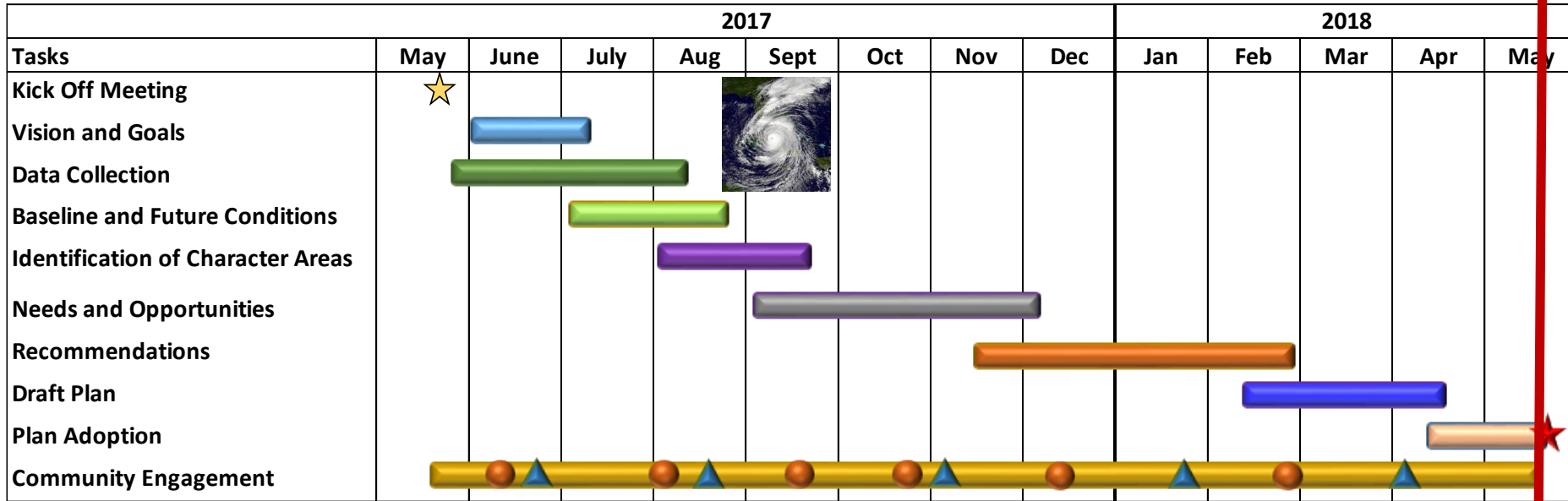




# Status Update



# Project Schedule

Daufuskie Island Plan and Code Update Schedule



-  Public Meeting
-  Project Advisory Committee

# 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
- » Used existing plan as the foundation

# 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*

# 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*



# 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*
- *Community Engagement*
  - Accepted and Addressed All Comments Received

### – Draft Plan and Code Update Completed

### – Ongoing

- *Coordination with Beaufort County*



# 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"><li>• 4 Presentations</li><li>• Ongoing</li></ul>	<ul style="list-style-type: none"><li>• 3 Workshops</li></ul>	<ul style="list-style-type: none"><li>• 2 Surveys, on-line and hard copy</li></ul>	<ul style="list-style-type: none"><li>• 8 meetings</li></ul>	<ul style="list-style-type: none"><li>• Additional outreach</li></ul>

# 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

# 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

# Plan Overview

## » Vision

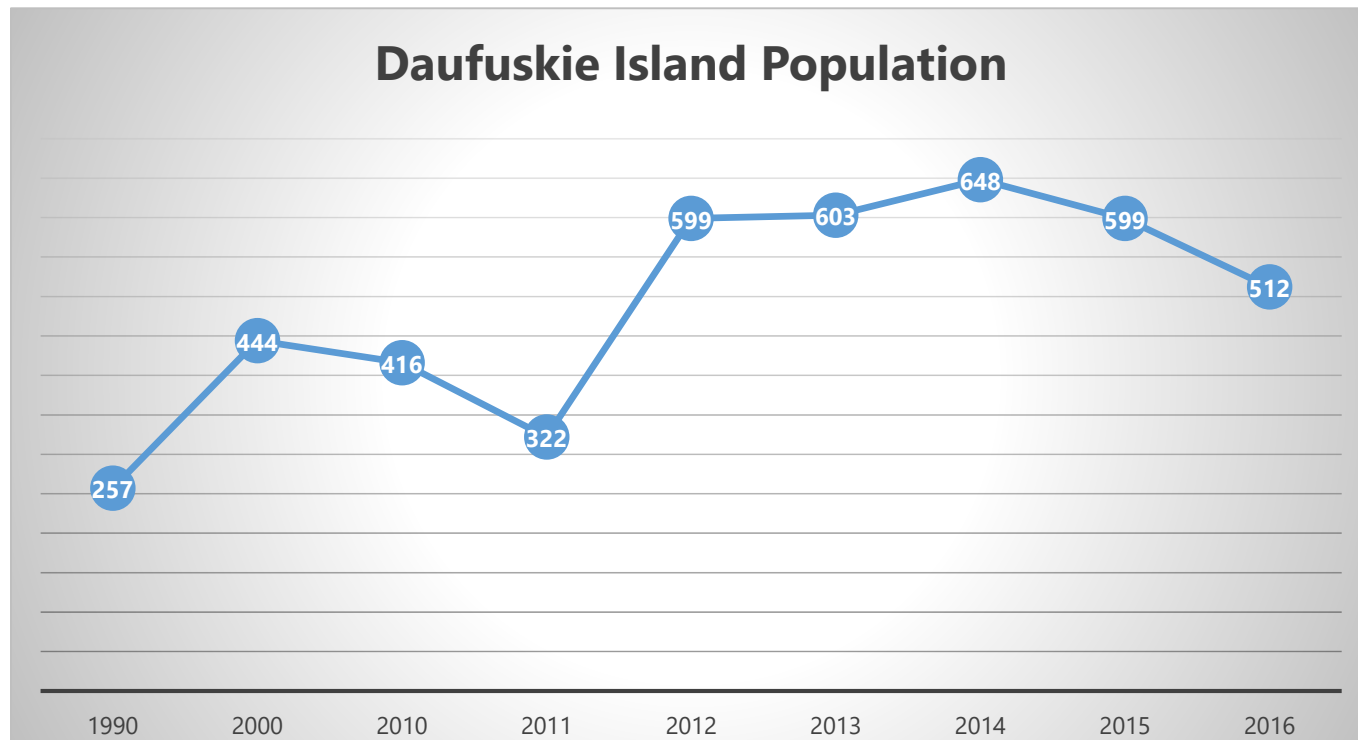
*"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and secluded island lifestyle. While 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."*

# Plan Overview

## » Plan Chapters

### – Chapter 4: Existing Conditions

- *Inventory for each plan element*
- *Population*



# Plan Overview

## – Chapter 4: Existing Conditions (continued)

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

# Plan Overview

## » Plan Chapters

### – Chapter 4: Existing Conditions (continued)

- *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

- *Community Facilities*
  - Water/Sewer
  - Solid Waste
  - Fire/Emergency Services
  - Educational Facilities
- *Housing*
- *Land Use*
  - Largest existing land uses:
    - Forestland
    - Wetlands
    - Open Space
    - Residential

# Plan Overview

## » Plan Chapters

### – Chapter 4: Existing Conditions (continued)

- *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

# Plan Overview

## » Plan Chapters

### – Chapter 4: Existing Conditions (continued)

- *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	

# 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*
  - Development consistency with character
  - Enhance the pedestrian environment where feasible.
  - Preservation of historic, cultural, and environmental assets
    - Gullah heritage
    - Environmental assets that provide the island character (i.e. trees, marshes)
  - Code should support the goals and development strategies

# 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

# 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

# Plan Overview

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

## 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

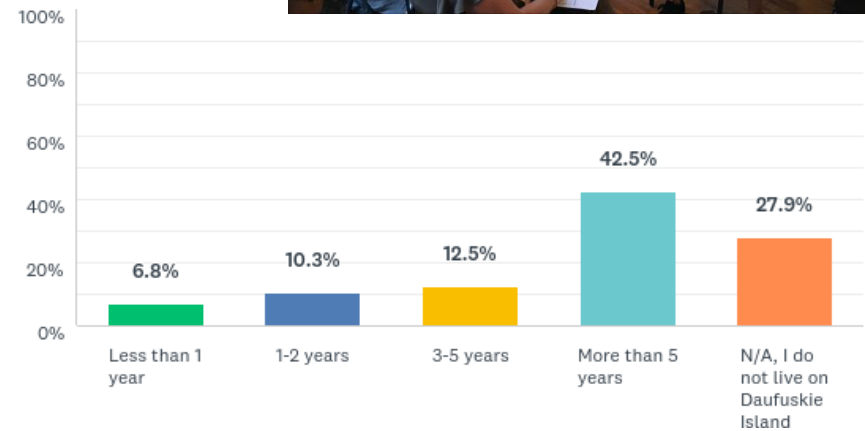
## Resource Development and Grants

- Utilize existing community resources to identify potential grant opportunities



# Plan Overview

- » Appendices
  - Community Participation Documentation
  - Existing Conditions Mapping
  - Survey Results



# Code Update

# 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

# Updated Code: Use Tables/Definitions

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: AGRICULTURAL**

AGRICULTURAL USES									
Land Use Type	Draft Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Agriculture and Crop Harvesting	---	P	---	P	P	---	---	---	NA
2. Agricultural and Support Services	---	P	---	P	P	---	---	---	NA
3. Animal Production	---	C	---	C	C	---	---	---	NA
4. Animal Production: Factory Farming	---	S	---	S	S	---	---	---	NA
5. Seasonal Farm-worker or Construction-worker Housing	---	S	---	S	S	S	S	S	NA
6. Commercial Stables	---	C	---	C	C	---	---	---	NA

**Notes:**

- “P” indicates a use that is permitted by right
- “C” indicates a use that is permitted with conditions
- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

# Updated Code: Use Tables/Definitions

**TABLE 1.4.30.A LAND USE DEFINITIONS**

## **Agriculture**

This category is intended to encompass land uses connected with a business activity involving farming, animal production, forestry and other businesses serving primarily agricultural needs.

Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
3. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include "factory farming" operations.
4. Animal Production: Factory Farming	The raising, breeding, feeding and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
5. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
6. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to SC Forestry Commission BMPs.
7. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

# Updated Code vs. Current 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

# Where Are We Now?

- » Project Advisory Committee reviewed final drafts – May 7, 2018
- » Committee voted unanimously to refer plan and code updates to Council for acceptance and transmittal to Beaufort County
- » Assuming Council acceptance:
  - “Draft” and “Proposed” will be removed
  - Council Resolution will be inserted
- » Complete documents transmitted to Beaufort County



