



# THE DAUFUSKIE ISLAND PLAN

May, 2018





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In compliance with the South Carolina planning legislation, South Carolina statute 6-29-510(A) for local governments, the Daufuskie Island Comprehensive Plan was prepared through a collaborative and coordinated community effort. The Project Advisory Committee and members of the community participated in workshops, public meetings, and surveys throughout the process and devoted countless hours of effort in the development of the plan. This intensive level of effort by members of the community ensures that the plan aligns with the community's vision for the future.

This plan was also developed in full coordination with Beaufort County planning staff and has been developed to be consistent with the County planning process and existing Comprehensive Plan.

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DAUFUSKIE ISLAND COUNCIL  
RESOLUTION

A RESOLUTION TO ACCEPT AND TRANSMIT THE DAUFUSKIE ISLAND MASTER PLAN UPDATE AND THE DAUFUSKIE ISLAND PLAN CODE UPDATE

WHEREAS, the Daufuskie Island Council and the Daufuskie Island Council's Committee on the Daufuskie Island Plan and Code have completed the update to the existing Daufuskie Island Plan and Code; and

WHEREAS, the documents were prepared according to the requirements found in the South Carolina Local Government Comprehensive Planning Enabling Act and consistent with the Beaufort County Comprehensive Plan and Community Development Code; BE IT THEREFORE

RESOLVED, that the Daufuskie Island Council does accept and hereby transmit the updated Daufuskie Island Master Plan and Daufuskie Island Code to Beaufort County for review and adoption.

BY: Deborah Smith

Deborah Smith, Chairperson

DATE: May 15, 2018



*Chapter One:*  
**INTRODUCTION**

## CHAPTER 1: INTRODUCTION

A comprehensive plan is the guide that outlines the vision for the future of a community and includes the policies and tools for achieving that vision. South Carolina legislation requires the existence and periodic update of the comprehensive plan under South Carolina statute 6-29-510(A) for local governments. Although Daufuskie Island is not incorporated and is governed by Beaufort County, it is a significant and unique area, separated from the rest of the County by water. As such, it faces challenges, as well as opportunities, that are specific to the Island.

According to legislation, the comprehensive plan is required to include the following elements:

- Inventory of existing conditions
- Statement of needs and goals, including a vision statement that establishes the future desires of the community
- Implementation strategies

In addition to the elements identified above, the state planning legislation also identifies specific and relative community elements, including the requirement that the plan should be developed with broad-based community input and participation. The following elements are required to be included in the plan by statute 6-29-510(D).

- Population
  - Includes historical demographic data and characteristics and trends, which provides an understanding of the existing conditions and future potential of the area
- Economic Development
  - Includes historic data and characteristics regarding workforce, available employment and other relevant factors affecting the economy, such as tourism
- Natural Resources
  - Includes information on the environment and any unique assets or resources within the community
- Cultural Resources
  - Includes information on historic structures and other community features that relate to the cultural aspects of the community
- Community Facilities
  - Includes data and information on community infrastructure, assets and services
- Housing
  - Includes data and information of existing housing stock and characteristics



- Land Use
  - Includes considerations of the development characteristics and land use categories
- Transportation
  - Includes information regarding existing and planned multimodal transportation facilities and infrastructure
- Priority Investment
  - Includes the action plan for implementation of recommendations

The state legislation also requires the periodic update of the comprehensive plan. These updates may occur as often as needed for specific elements to address changing conditions, however a full evaluation of the comprehensive plan should occur every five years. With the South Carolina planning legislation having been in place for decades, there is a recognition and local planning is a critical element in meeting the interests of the State.

The foundation of the plan should be fact-based information that enables tracking of policy implementation within the community, as well as the creation of a stable environment for business and industry, property owners, and members of the community. The plan provides communities with the tools to implement focused economic development strategies and initiatives that ultimately support the local vision for the future as well as the state's role.

The minimum planning standards and procedures for comprehensive plans incorporate the existing conditions within the community, the identification of needs and goals, and implementation strategies that support communities in meeting their aspirational goals. The development of the existing Daufuskie Island Plan and Code began as a citizen-driven process in 2005 focused on Beaufort County's Community Preservation initiative. The planning effort encompassed numerous committee and community meetings and a charrette in 2007. The planning process culminated in the completion of the Plan and Code in 2009 and final adoption by Beaufort County in 2010. In light of length of time since the adoption and the changing economic and development conditions, the Daufuskie Island Council initiated a plan review and update.

This plan update was completed within the framework of the state planning requirements and in full coordination with Beaufort County. This approach was designed to ensure that the updated Daufuskie Island Plan is better aligned with the Beaufort County planning efforts and provides a springboard for implementation of the recommendations and strategies.

The Daufuskie Island Council undertook this plan update in 2017. A Council Subcommittee was formed to lead the update of the existing plan and included both elected members of the council, as well as members of the community. This Council Subcommittee served as the





Project Advisory Committee, or Steering Committee, for the update throughout the process and provided guidance and direction during the planning process. During the plan development, Daufuskie Island Council elections were held, which resulted in some changes in the committee membership. Members of the Council subcommittee for the plan update are found in Table 1.

**TABLE 1. DAUFUSKIE ISLAND COUNCIL SUBCOMMITTEE/PLAN PROJECT ADVISORY COMMITTEE MEMBERS**

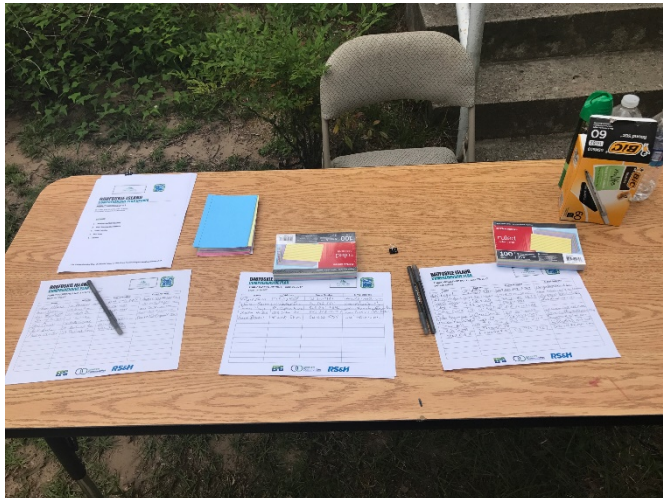
Deborah Smith, Committee Chair	Member, Daufuskie Island Council
Darnell Brawner / Erin Quinn	Member, Daufuskie Island Council
Sallie Ann Robinson	Member, Daufuskie Island Council
John Schartner	Member, Daufuskie Island Council
Leann Coulter	Community Member
Martha Hutton	Community Member
Andy Mason	Community Member
Geof Jenkins	Community Member







*Chapter Two:*  
**COMMUNITY  
PARTICIPATION**



## CHAPTER 2: COMMUNITY PARTICIPATION

Community engagement and participation is the foundation of the development of a community plan. The engagement process must be broad-based and inclusive, educational and informative, and provide numerous opportunities for citizen participation and feedback. This planning effort for the update of the Daufuskie plan included numerous opportunities for feedback, including community workshops, public meetings, community surveys, and individual input from citizens. The following describes the participation and input process for the plan development.

### Government Coordination

Because Daufuskie Island is not incorporated and ultimately governed by Beaufort County, the coordination with County planning staff throughout the planning process was critical. In addition, status updates were provided to the pertinent Beaufort County committees and planning commission.

#### May 11, 2017: Beaufort County Coordination Meeting

The project team and PAC chairperson met with the Beaufort County Planning staff to provide an overview of the planning process and plan update. This meeting ensured the coordination from the beginning of the update process with the County staff and also provided the County with the opportunity to provide feedback and input on the proposed plan update.

#### June 5, 2017: Beaufort County Planning Commission

The project team provided a presentation to the Beaufort County Planning Commission at the regularly scheduled meeting in June, 2017. This presentation provided the Planning Commission members with an introduction to the project team, the plan update process and the schedule. The Planning Commission is one of the County committees that will be responsible for reviewing the plan update and making a recommendation to the County Council for adoption.

#### June 19, 2017: Beaufort County Natural Resources Committee

The project team provided a presentation to the Beaufort County Natural Resources Committee at the regularly scheduled meeting in June, 2017. This presentation provided the Committee members with an introduction to the project team, the plan update process and the schedule. The Natural Resources Committee is one of the County committees that will be responsible for reviewing the plan update and making a recommendation to the County Council for adoption.



### February 5, 2018: Beaufort County Planning Commission

The project team provided a presentation on the status of the plan update to the Beaufort County Planning Commission. The presentation included an overview of the activities to date, and update on the project schedule and the remaining steps in the plan update. The meeting was originally scheduled for January, 2018, but the meeting was cancelled due to inclement weather.

### Additional Presentations

#### Daufuskie Island Council

The Daufuskie Island Council is the elected body that provides input to the County regarding Island issues, needs, and concerns. With the plan update initiative coming from the Council, the coordination and ongoing provision of project status and updates was also a critical element.

The Council holds its regular meetings on the third Tuesday of each month. Project team members or the Chair of the PAC provided updates regarding the development of the plan at each of these monthly meetings and were available to answer questions regarding the plan update.

#### Project Advisory Committee

The Daufuskie Island Council Subcommittee served as the Project Advisory Committee (PAC). This committee met regularly throughout the process to review detailed information and technical data and provided direction and guidance for moving the plan forward. The PAC meetings were open to the public and were typically very well attended by community members.

#### April 18, 2017:

This PAC meeting was focused on a review of the approach for the update of the plan and the designation of the Daufuskie Island Council Subcommittee as the Project Advisory Committee.

#### July 18, 2017:

This PAC meeting reviewed the results of the first public meeting held June 29, 2017. A review and summary of previous/existing plans, including the Conceptual Master Plan Charrette Report developed by Clemson Institute for Economic and Community Development, was completed and presented, as well as the draft vision statement, which was developed based on the results of the community workshop.



**August 19, 2017:**

At this meeting, the PAC reviewed the preliminary survey results, provided data and information on the identification of existing conditions, and background information and examples of character areas and development strategies

**November 27, 2017:**

This PAC meeting agenda included the presentation of the results from the community workshop held on October 2, 2017. This information included the draft character areas compiled from the workshop break-out groups, as well as the identified draft development strategies for each character area and the overall development strategies for the island.

**January 14, 2018:**

This meeting, originally scheduled for December, was postponed until January due to scheduling conflicts. This meeting included a final review of the character areas and development strategies and the results of the second community survey. The PAC also reviewed the zoning densities in the existing code.

**February 18, 2018:**

At this meeting, the PAC had the opportunity to review the highlights of the draft plan update and draft code update. The project team provided an overview and the draft plan posted online to provide the opportunity for a more in-depth review. The PAC also scheduled a timeframe for the next community workshop.

**March 18, 2018:**

At this meeting, the PAC reviewed the updated plan document. The project team provided documentation of how comments received were addressed. The draft of the updated Island Code was also presented for review, comment and feedback.

**May 7, 2018:**

At this meeting, the PAC reviewed the final draft of the plan and code. The project team provided documentation of how comments received were addressed. The PAC accepted the final drafts and recommended submittal to the Daufuskie Island Council for acceptance.

**Community Workshops**

The community workshops provided an interactive, open forum for participation and input from community members. These workshops were tailored to obtain input on specific areas of the plan and included break-out sessions and work group activities for participants. These meetings, held at Mary Fields School, each had approximately 25-35 participants.

### June 29, 2017: Community Workshop # 1

The first community workshop was held on June 29<sup>th</sup>. At this workshop, a presentation providing an overview of the comprehensive planning process and schedule and a more detailed overview of the Daufuskie Plan update was provided. The attendees were divided into breakout groups for a facilitated discussion on the issues facing the island, as well as community priorities. Attendees were provided with example vision statements from other bridgeless island communities and coastal communities. Results from the breakout groups were posted and attendees used “sticky dots” to identify their top priorities. The results of the workshop were tabulated and incorporated into the first community survey.

### October 2, 2017: Community Workshop # 2

The second community workshop was held on October 2<sup>nd</sup>. Originally scheduled for August 28<sup>th</sup>, the meeting was postponed due to inclement weather and high winds. At this workshop, a review of the survey results was provided, along with an overview of the existing conditions on the island. The attendees were also provided with an overview of character areas. Participants were divided into work groups, each with a map and markers. Group members identified character areas on the island, along with the defining characteristics of each identified area, as well as development strategies.

### April 16, 2018: Community Workshop # 3

The third community workshop was held April 16<sup>th</sup> at the Mary Fields School. At this workshop, the draft code was reviewed in detail, as well as the draft plan. Handouts were provided for participants as well as posters placed on the walls providing information. The posters remained up, as well as handouts available, at the Daufuskie Island Council meeting held the following evening. Comments were accepted on both the plan and the code and the comment period was held through April 27<sup>th</sup>.

## Surveys

In order to be as inclusive as possible, two community surveys were developed and hosted both on-line and hard copy versions. These surveys included information and ideas generated from the workshops and provided community members who were unable to attend the meetings the opportunity to provide feedback, as well as those who did attend the opportunity to provide additional input.

### Survey # 1

The first survey was developed based on the results from the community workshop held on June 29, 2017. This survey, using the online survey tool, SurveyMonkey® was developed to obtain additional feedback from the community. The survey requested the following information from the respondent:



- demographic information
- island residential status
- ranking of the priorities identified for the island
- community characteristics
- top three favorite things about living on Daufuskie Island
- agreement/disagreement with the draft Island Vision

The survey was open from July 25, 2017 through August 24, 2017. Although the survey was not restricted to one response per device due to the potential for one computer serving a household with several users, the IP addresses were scanned at the completion of the survey. The scan showed there were no anomalies in the responses from each IP address. The largest multiple responses from one computer resulted from the hard copy surveys being incorporated by the project team into the online survey.

There were 368 total respondents which included both online and paper copy responses. The key findings of the survey were a focus on community character and the preservation of that character through compatibility of growth and a sustainable economy. The results also focused on the preservation of community assets, including environmental/natural resources. The top three things that respondents identified as their favorite things about Daufuskie were:

- geographic location/no bridge
- quietness
- slower pace of life.

The vast majority of respondents (89%) agreed with the draft vision statement, which is found in Chapter 3.

### *Survey # 2*

The second survey was an online survey that resulted from the character areas, development strategies and zoning densities presented at the PAC meeting on November 27, 2017. This detailed material required a more in-depth review and the survey was designed to facilitate feedback on the character areas, development strategies and existing zoning and allowable densities,

The second survey was open for approximately two weeks, from December 1<sup>st</sup> through December 12<sup>th</sup>. There were 33 respondents to this survey; while a much lower response rate than the first survey, the response rate was approximately 10%. The survey results were presented to the PAC at their meeting on January 14, 2018. The survey results showed a significant majority of the respondents agreed with each of the character areas, development strategies and densities.



The results from both surveys are found in the Appendix.

### **Additional Input**

In addition to the formal opportunities for input and feedback, the project team was provided community input on an individual basis, primarily by island property owners and residents who were unable to make the community meetings. A supplemental public meeting was held on the weekend of December 9- 10, 2017 to provide an additional opportunity for informing the members of the public, including those unable to attend either PAC meetings or the community workshops. The information provided at this meeting included the presentation provided at the PAC meeting on November 27<sup>th</sup> and at the Daufuskie Island Council meeting on December 28<sup>th</sup>. In addition, maps and materials were posted on the bulletin board at Mary Fields School, along with project team and PAC member contact information.

All meetings and input opportunities were advertised on the Daufuskie Island Council website, on NextDoor Daufuskie, and with flyers posted in strategic areas of the island. All related presentations and meeting materials have been posted on the Daufuskie Island Council website and are found in the Appendix.





*Chapter Three:*  
***VISION AND GOALS***



## CHAPTER 3: VISION AND GOALS

One of the most critical steps in the development of a plan is the identification of the community's vision for the future. This vision provides the framework for the plan and is based on community input obtained early in the planning process.

### Plan Review

At the first community workshop held on June 29, 2017, a review of the visions contained in existing plans that are pertinent to Daufuskie Island was presented. This information was designed to help the community understand the focus. These plans and visions included the following.

### Beaufort County Comprehensive Plan

The overall vision for the Beaufort County Comprehensive Plan is:

*"Promote safe and healthy communities that preserve and build on the County's unique sense of place; and promote sustainable economic opportunities that allow all County residents to thrive and prosper."*

The Beaufort County Plan also included eight vision statements:

- *Preserve the natural beauty*
- *Create new industries and jobs for a strong economy*
- *Build better roads and encourage two-wheeled and two-footed travel*
- *Preserve the rich cultural heritage*
- *Permit development while maintaining sense of place*
- *Create parks and conserve open spaces*
- *Ensure affordable housing for all residents*
- *Provide public services without breaking the bank*

### Tourism Product Development Concept for the Lowcountry Region Strategy and Plan

The Tourism Product Development Concept for the Lowcountry Region, developed by the South Carolina Parks, Recreation and Tourism Department included a specific focus on Daufuskie Island. The elements identified as important considerations include:

*"Even by the extremely high standards of the Lowcountry, Daufuskie Island represents a unique asset. As an ecotourism destination, further large scale real estate development should be prohibited, and strict zoning controls placed on the development of new structures. Sustainable energy and transport options and recycling for the Island should be developed, and unsealed roadways left in their present condition. Consideration should be given to the designation of an historic area in order to identify and preserve a zone where examples of the Island's unique architecture may be relocated and preserved."*

**Daufuskie Island Plan**

The current Daufuskie Island Plan does not contain an overarching vision statement. However, there are identified goals for specific elements summarized in Table 2.

**TABLE 2. DAUFUSKIE ISLAND PLAN ELEMENTS**

Development Patterns
<ul style="list-style-type: none"> <li>• Preserve land</li> <li>• Promote traditional development patterns</li> </ul>
Ferry Service
<ul style="list-style-type: none"> <li>• Improve service</li> <li>• Establish intense development around ferry embarkation sites</li> </ul>
Island Transportation
<ul style="list-style-type: none"> <li>• Improve transportation in a contextual manner</li> </ul>
Tourism and Wayfinding
<ul style="list-style-type: none"> <li>• Improve wayfinding infrastructure</li> <li>• Cross-promote tourism interests</li> </ul>
Housing
<ul style="list-style-type: none"> <li>• Increase opportunities for obtainable housing</li> </ul>
Historic Resources
<ul style="list-style-type: none"> <li>• Heighten historic preservation</li> <li>• Heighten land conservation efforts</li> </ul>
Civic Sites
<ul style="list-style-type: none"> <li>• Create small gathering spaces</li> <li>• Create significant civic spaces</li> </ul>
Economy
<ul style="list-style-type: none"> <li>• Expand the economy</li> <li>• Promote additional means of economic control and oversight</li> </ul>
Sustainability
<ul style="list-style-type: none"> <li>• Establish sustainable benchmarks and targets</li> </ul>

**Daufuskie Island Conceptual Master Plan Charrette Report**

This report, developed by the Clemson Institute for Economic and Community Development included the identification of focused development recommendations and a Daufuskie Island Covenant. These recommendations and covenant were developed in recognition of the uniqueness of Daufuskie Island.

*Development Recommendations:*

- Maintain Haig Point Road as currently configured, with parallel path for walking, bicycles and golf carts



- Protection of neighborhoods outside of the resort plantations and emphasizing Daufuskie style of land use/architecture
- Mixed use district at south end of the island at county dock area
- New public landing in the island center (Melrose/Freeport area) to become main portal
- Updated zoning categories allowing small retail/businesses particularly in the center portal and southern portal areas

*Daufuskie Island Covenant:*

*We, the people of Daufuskie Island, promise*

To preserve our traditional island way of life while preparing our community for a prosperous future by guiding responsible growth in a way that allows our community values to remain constant.

*Furthermore, we dedicate ourselves*

- To making decisions that respect and preserve our natural resources;
- To enhancing and protecting our cultural and historic resources;
- To lead in the practices of civic engagement, environmental conservation, economic diversity, and sustainable development;
- To giving all generations opportunities to improve their quality of life,
- To preserve our island values while welcoming newcomers and new opportunities with open arms.

*Therefore, in order to cultivate a more livable community, we hereby pledge from this day forward to support these endeavors by:*

*Participating in creative dialogue, listening with open minds, and giving our time, talent, and resources as necessary.*

*Finally, as stewards of our own future, striving to be citizens in the truest sense of the word, existing on an island with no bridges connecting us elsewhere, we dedicate ourselves*

- *To being connected*
- *To each other,*
- *To our children,*
- *To our elders,*
- *To our collective memory,*
- *To our environment,*
- *To our economy,*
- *To our island,*

*Now and forevermore.*

In addition to the review of the existing plans relating to Daufuskie Island, the meeting participants were provided with example local government vision statements from coastal communities throughout the southeast, as well as from bridge-less island communities throughout the country. These vision statements provided background for the meeting participants as they worked to develop elements of the vision statement and priorities for the island.

The results of the workshop were compiled into a draft vision statement, which was included in the first survey. Eighty-nine percent of the 368 survey respondents agreed with the vision statement. Based on feedback and comments, the Project Advisory Committee finalized the vision statement.

### Daufuskie Island 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."*

### Goals and Priorities

Workshop participants were also asked to identify and prioritize aspects of the community considered crucial to preserve, maintain and enhance for the future of the Island. The results from the workshop were incorporated into the first survey in order to obtain additional and more broad-based feedback on establishing the goals and priorities of the Island.

The primary priority and focus centered around the preservation of the existing character of the community and slower, more rural pace of life enjoyed by residents. The following were identified as overall goals and priorities, which together with the vision, form the framework for the development of the plan and the action steps needed to achieve the vision, goals and priorities.

- 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



The major contributors to the island community character were identified as:

- Natural beauty and coastal environment
- Lack of large commercial/retail developments
- Quietness
- Slower pace of life
- Rustic/rural character
- Community involvement/sense of community
- Geographic location/lack of a bridge





*Chapter Four:*  
***EXISTING CONDITIONS***

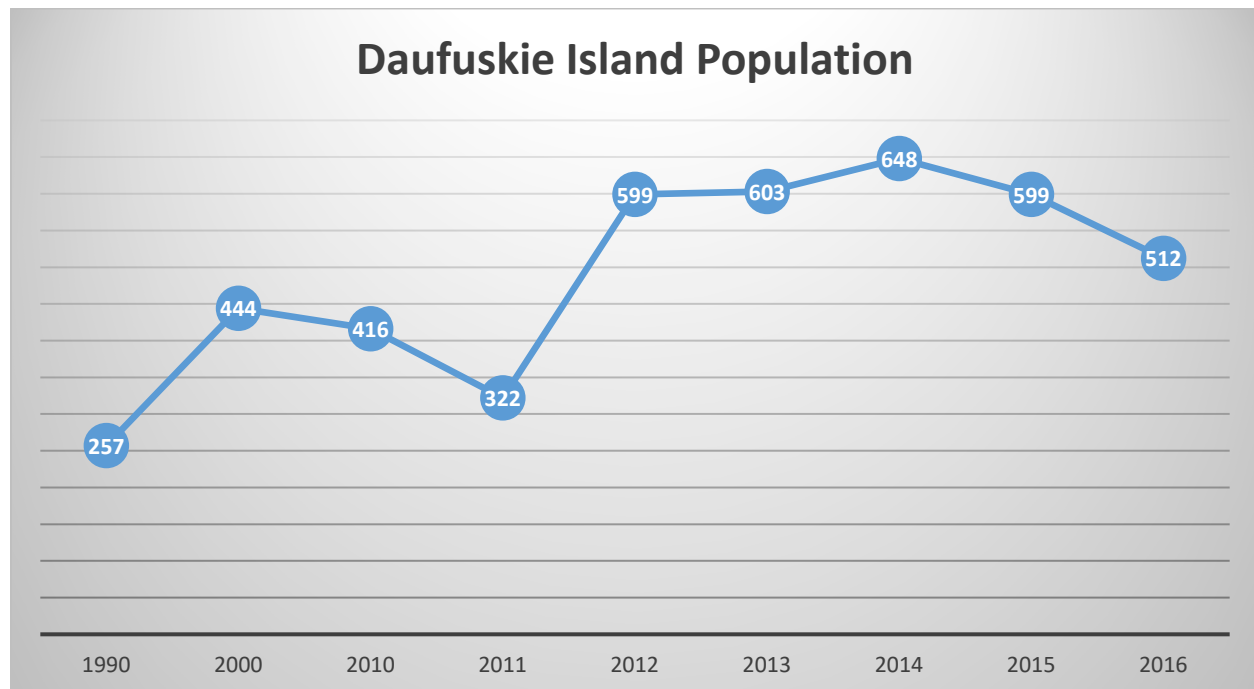
## CHAPTER 4: EXISTING CONDITIONS

In order to appropriately plan for the future, there must be an understanding of the Island’s existing conditions. Each of the required elements identified in the comprehensive planning legislation has been analyzed and the existing conditions developed.

### Population

The full time residential population of Daufuskie Island has fluctuated over the last several decades. The population had dwindled to less than 100 residents before the advent of the resort developments in the late 1980s. The population began to grow, with 257 residents in 1990 based on the US Census decennial survey. Given the logistical requirements of living on a bridge-less island, the population has continued to fluctuate, reaching a peak high in 2014, with an estimated 648 residents according to the US Census American Community Survey. Since then, the estimated population on the island is an estimated 512 in 2016. The graph in Figure 1 depicts the population fluctuations since 1990. The data is also shown in Table 3, along with the percent change in the population.

FIGURE 1. DAUFUSKIE ISLAND POPULATION



Source: US Census and American Community Survey

**TABLE 3. POPULATION PERCENT CHANGE (1990-2016)**

Year	Population	% Change
1990	257	----
2000	444	72.76%
2010	416	-6.31%
2011*	322	-22.60%
2012*	599	86.02%
2013*	603	0.67%
2014*	648	7.46%
2015*	599	-7.56%
2016*	512	-14.52%

*\*US Census / American Community Survey Estimates*

In addition to the full time residential population, Daufuskie Island has a relatively significant part-time population of property owners who come to the island on weekends, or when it is possible for them to spend time on the Island. This population number also swells significantly during the high tourist season that typically extends from the end of May through September. The tourist season population includes both overnight guests, as well as a significant number of day-trippers coming the Island from the surrounding areas, such as Hilton Head, Bluffton and Savannah.

**Demographics**

The demographic breakdown of the population was identified for 2010 and the estimates for 2016. Table 4. shows the comparison of the population age and sex. The racial make-up of the population was identified as primarily Caucasian (93.5%), African American at 5.3% and Asian at 0.5%. Those identifying themselves as two or more races made up 1.3% of the population.

**TABLE 4. DEMOGRAPHIC DATA - 2016**

Age	2016		
	Total %	% Male	% Female
Under 5 years	1.2%	0.0%	2.3%
5 to 9 years	5.1%	5.1%	5.1%
10 to 19 years	0.0%	0.0%	0.0%
20 to 29 years	4.1%	4.7%	3.5%
30 to 39 years	11.3%	12.1%	10.6%
40 to 49 years	0.0%	0.0%	0.0%
50 to 59 years	5.0%	4.6%	5.4%





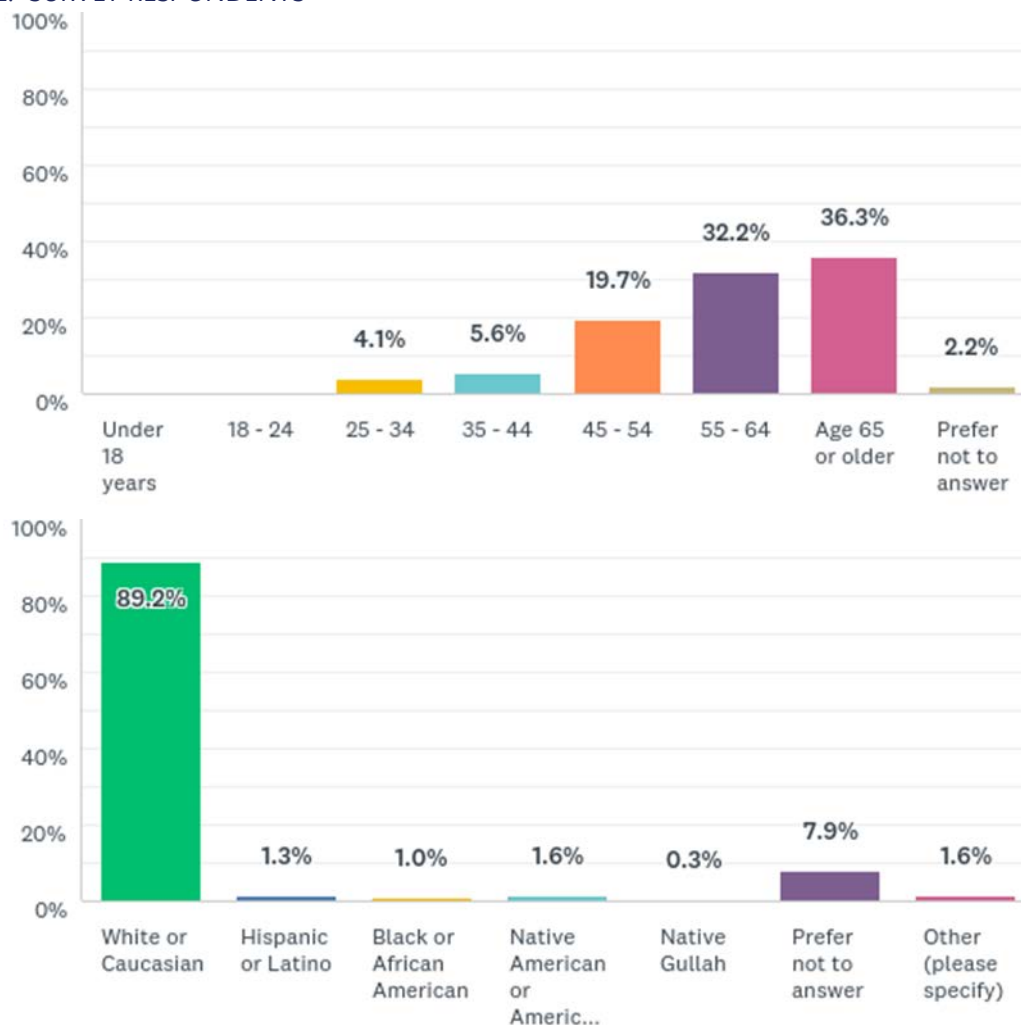
60 to 69 years	23.8%	25.8%	21.9%
70 to 79 years	39.7%	35.2%	44.1%
Over 80 years	9.7%	12.5%	7.0%

Source: US Census American Community Survey

### Survey Respondents

Of the 368 respondents to the community survey, 89.2% identified themselves as white or Caucasian and 1.0% black or African American; 7.9% preferred not to answer the question. With regard to age, 36.3% of the respondents were age 65 or older and 32.2% were age 55 to 64. The demographics of the survey respondents are shown in Figure 2.

FIGURE 2. SURVEY RESPONDENTS



### Population Forecast: Approximate “Build Out” Condition

Forecasting population is an inexact science and based on a variety of assumptions. For this plan, two forecasts were developed for the horizon year of 2035. The first forecast is an

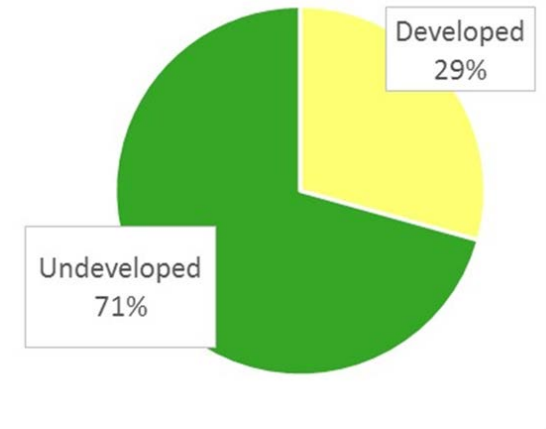
estimated “build-out” condition for the Island, excluding the Planned Unit Developments (PUDs) of Haig Point, Melrose, Oak Ridge and Bloody Point. These PUDs are subject to their approved densities. There are currently a total of 1,891 undeveloped parcels on the Island, of which 735 parcels are outside of the PUDs.

These 735 parcels are currently zoned rural, general urban, suburban, and urban center, each of which has maximum allowable densities. These allowable densities range from one dwelling unit per acre in the rural category to eight dwelling units per acre in the urban center category. Based on the percentage of parcels found in each category and the maximum dwelling units allowed, there is a potential total of 3,055 additional dwelling units on the Island.

Applying the average household size of 2.2 persons per household, the potential population could include an approximate addition of 6,720 persons excluding the PUDs.

Based on the approved PUD densities for Bloody Point, Haig Point, Melrose and Oak Ridge, an additional 2,691 dwelling units are approved, although this figure does include hotels and inns. Applying the same 2.2 persons per household, the additional population from the PUDs at build out is approximately 5,920. When combined with the potential population outside of the PUDs, the build out population on the island is approximately 12,640 persons. The developed and undeveloped parcels are shown in Figure 3.

FIGURE 3. DEVELOPED/UNDEVELOPED PARCELS



Developed Parcels	592 (24%)
Undeveloped Parcels	1,891 (76%)

### Population Forecast: Historical Trend Analysis

With the large fluctuations in population, including both full time residents, as well as vacationers and tourists, a realistic estimate of future population growth is difficult. The previous plan population forecasts were focused on significant population growth, however, the need for ferry use and/or a private boat to access the island and the associated logistics will have an impact on the future population growth. The further development of the PUDs is also in flux given the history of insolvency with regard to Bloody Point and Melrose. Based on the historical trends, the average annual rate of growth in population over the fifteen years from 1990 to 2016 has been 3.65%.

Applying the average yearly growth rate for developing future population projections, the Island population by 2035 would be 1,013 full-time residents, coupled with the continuing swell in population through overnight tourists and day-trippers. While additional development on the Island is uncertain, but likely to occur in some form that will result in an increase in population growth, based on historical trends, those additional increases would likely be offset to some degree by out-migration.

### Economic Development

The economy of Daufuskie Island is currently based on tourism and service industries supporting the tourist economic sector, as well as some of the service needs of the island residents. The South Carolina Department of Parks, Recreation and Tourism tracks the economic benefits of tourism throughout the state. While not broken down into geographies smaller than the county level, the impact of tourism on Daufuskie can be understood through the county-level statistics. Beaufort County ranks third in the State behind Horry and Charleston Counties in the generation of tourist/travel expenditures, with tourist generated spending totaling over \$1.3 billion in 2016 with local tax receipts totaling over \$39 million.

In recent years, there has been an increase in the establishment of small businesses across the Island, which are in addition to those already existing. These businesses include restaurants and coffee shop, artisan shops, and tourist supportive services. While new small businesses have started up, there also have been several economic set-backs for the Island.

The Melrose Resort went through bankruptcy in 2017 and its future is uncertain. The Bloody Point Resort also closed in 2017 due to financial issues. While the resorts experienced financial difficulties, the residential areas of Melrose and Bloody Point are separate entities and not related to the resort/club financial issues. Finally, one of the long-standing restaurants on the Island, which was also a major employer, closed its doors. These recent closures have had a detrimental impact on the economy of the Island.



To address these impacts and to move the economy forward, in early 2018, an initiative was undertaken to provide support to existing businesses and foster and support new endeavors. The Business Alliance is supported by the Clemson University Extension Service and is working on action steps to ensure the Island’s economic stability and vitality.

The first community survey provided insights into the economy and employment status of island residents. Of the respondents to the survey, 40.3% indicated they were retired, with 34.4% employed full time. Of the 34.4% of full time employees, 18.8% are self-employed and/or business owners on the island; 56.5% work off the island and 17.2% work on the island from home.

The US Census American Community Survey (2012-2016) estimates support the community survey findings, showing approximately 27% of the population employed full-time. Tables 5, 6 and 7. provide a breakdown of the occupational and industry employment sectors and worker classification.

**TABLE 5. OCCUPATIONS**

Occupation	Percent of Workforce
Management, Business, Science and Arts	7.8%
Service	45.3%
Sales and Office	18.8%
Natural Resources, Construction, Maintenance	23.4%
Production, Transportation, and Material Moving	4.7%

Source: US Census American Community Survey Estimates

Note: Margin of Error range from +/- 7.2% to +/- 12.9%

**TABLE 6. INDUSTRY**

Industry	Percent of Workforce
Agriculture, Forestry, Fishing/Hunting/ Mining	0.0%
Construction	38.3%
Manufacturing	7.0%
Wholesale Trade	0.0%
Retail Trade	9.4%
Transportation, Warehousing, Utilities	5.5%
Information	0.0%
Finance and Insurance, Real Estate, Rental/Leasing	2.3%
Professional, Scientific, Management and Administrative and Waste Management Services	7.0%
Educational/Health Care/Social Assistance	15.6%





Arts, Entertainment, Recreation and Accommodation and Food Services	0.0%
Other Services, except Public Administration	14.8%
Public Administration	0.0%

Source: US Census American Community Survey Estimates

Note: Margin of Error range from +/-3% to +/-35%

**TABLE 7. WORKER CLASSIFICATION**

Class of Worker	Percent of Workforce
Private Wage and Salary Workers	65.6%
Government Workers	14.8%
Self-Employed Workers	19.5%

Source: US Census American Community Survey Estimates

Note: Margin of Error +/- 22%

Table 8 displays the family or household income. The median family income, or middle value, is \$128,542.

**TABLE 8. FAMILY INCOME**

Income Estimate	Percent of Population
Less than \$10,000	0.0%
\$10,000 to \$14,999	0.0%
\$15,000 to \$24,999	0.0%
\$25,000 to \$34,999	0.0%
\$35,000 to \$49,999	13.2%
\$50,000 to \$74,999	11.0%
\$75,000 to \$99,999	15.0%
\$100,000 to \$149,999	18.5%
\$150,000 to \$199,999	21.6%
Over \$200,000	20.7%

Source: US Census American Community Survey Estimates

Note: Margin of Error +/- 13.3%

### Natural Resources

As a coastal sea island, Daufuskie Island is home to significant natural resources and scenic viewsheds. A volunteer community organization, the Daufuskie Island Conservancy, was organized in 2005 “exclusively for the education, scientific and charitable purposes related to the study, protection and management of the natural resources of Daufuskie Island and the surrounding ecosystem. The Conservancy has regularly hosted environmental talks,





conducted an environmental survey, implemented an Adopt-A-Road program, and established a sustainable living farm, and is committed to the protection and preservation of the Island's resources.

One of the most significant resources for the Island is the salt marsh, one of the most unique ecosystems and habitats. The primary salt marsh vegetation is *Spartina alterniflora* and is plentiful in Daufuskie's salt marshes and is one of the few species that thrives in salt water. These marshes serve as a protection for many species, such as shrimp, crab and oysters, by protecting them in their larval or beginning stages.

In addition to the saltwater wetlands, or salt water marsh, Daufuskie also is home to freshwater wetlands. These freshwater wetlands, located in the interior of the island, provide a home to many fish and bird species, as well as vegetation. The saltwater wetlands or marsh comprise 17% of the area of Daufuskie, while the freshwater wetlands comprise 15%. The wetlands are shown in Figure 4.



FIGURE 4. WETLANDS



## Wetlands

<i>Saltwater</i>	<i>17%</i>
<i>Freshwater</i>	<i>15%</i>



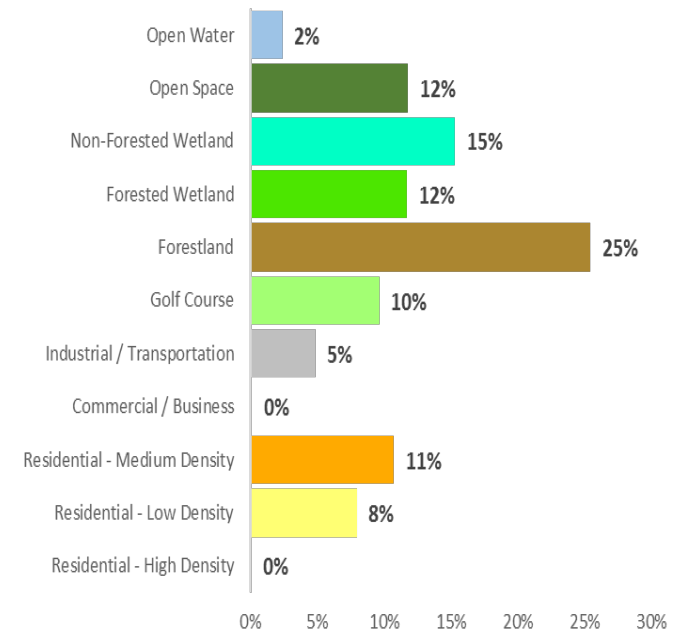
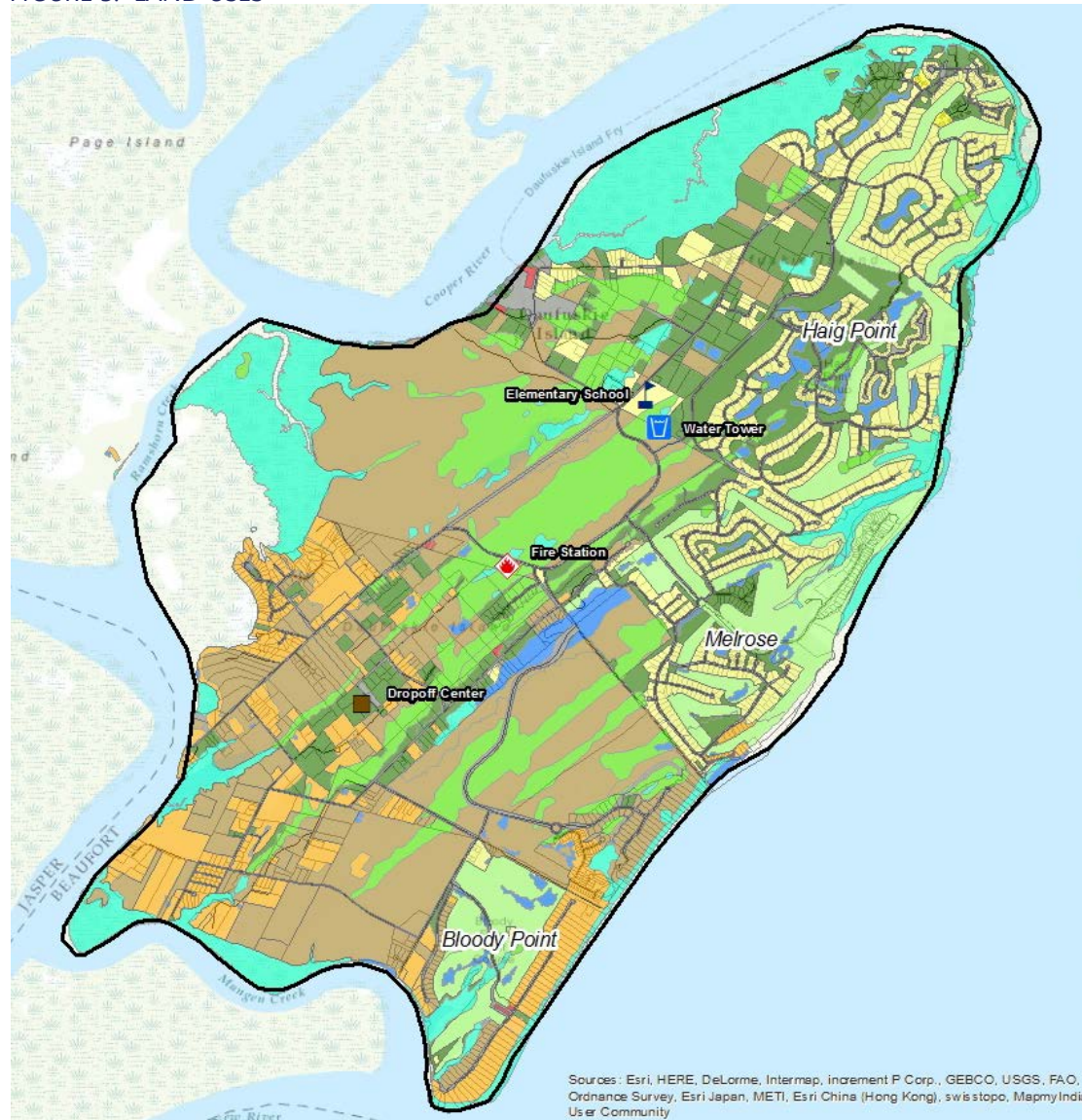


Another important element of the natural ecosystem is the beach which extends along the eastern side of the Island. The beach and dune system typically serve to protect the inland areas from high seas, waves and hurricanes. However, the beach system has sustained damage from Hurricane Matthew (2016) and Tropical Storm Irma (2017), both of which made landfall in the vicinity.

Coastal forestland is also an important natural resource. These forestlands, which include numerous varieties of trees and other vegetation, serve as a wildlife habitat for a variety of species, such as palmetto, pine, oak and sweetgum. Approximately 25% of the Island is comprised of forestland, shown in brown in Figure 5



FIGURE 5. LAND USES



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, N  
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia,  
User Community

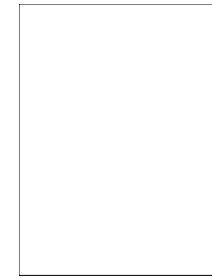
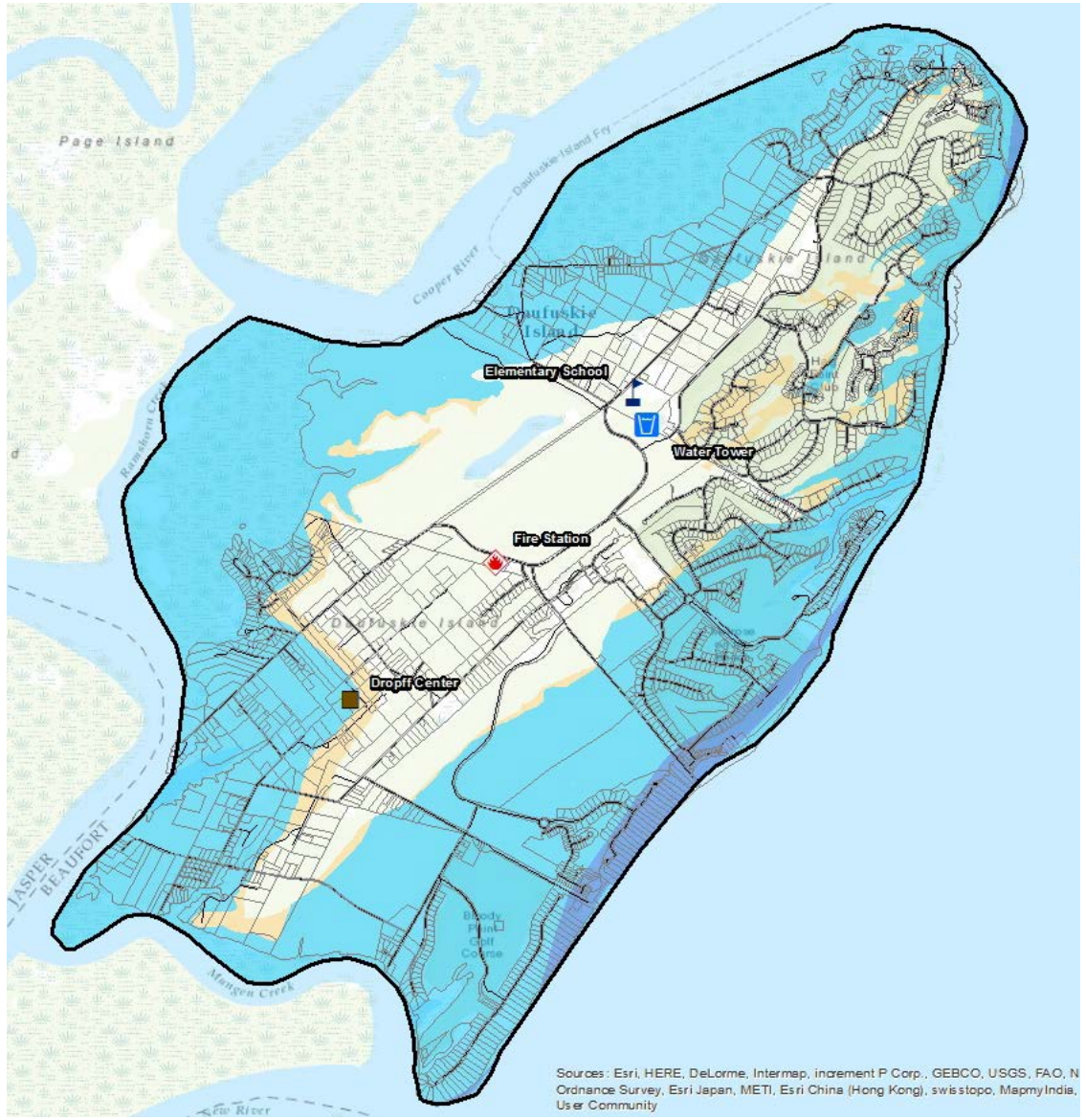
The Island is also home to a wide variety of creatures. The Atlantic Loggerhead, which is a federally threatened species, nests along the beaches of the southeast, including Daufuskie. A dedicated group of volunteers works to identify and protect the nests during the season, which typically begins in late May/early June and continues until mid-August. Both harmless snakes, such as kingsnake, garter snake and rat snake, and poisonous snakes, such as copperhead, rattler and cottonmouth moccasins are found on the Island. Alligators, which have made a comeback due to presence on the endangered list and is still protected, are also present on Daufuskie. According to the South Carolina Department of Health and Environmental Control (SCDHEC), approximately 300 species of birds have been recorded in the state and the vast majority of these birds can be found along the coast. These birds include both permanent residents as well as migratory and include both the threatened Wood Stork and Bald Eagle. A wide variety of animals can also be found on Daufuskie, such as raccoons, otters and white-tailed deer.

Soil types have an impact on development and land use, particularly with the prevalence of septic tank use. According to SCDHEC, the soils in the coastal area fall within the Atlantic Coast Flatwoods land resource area, except for a small portion in Berkeley County. These soils are typically a mix of sand and loam and drain moderately well to poorly.

Daufuskie Island, as a sea island, is prone to flooding and the Special Flood Hazard Areas have been mapped. Sixty-four percent of the island is included in a high risk zone (AE and VE), while 5% is included in a moderate risk zone (X). The remaining 31% of the island is in a low risk flood hazard zone.

In addition to the Special Flood Hazard Areas, the impacts of storm surge on the Island was also identified and mapped. In the event of a Category 1 storm, almost half of the Island (49%) will be impacted. In the event of a Category 5 storm, the entire island would be impacted. The following series of maps in Figures 6 and 7 depict the flood hazard areas and the impacts from storm surge.

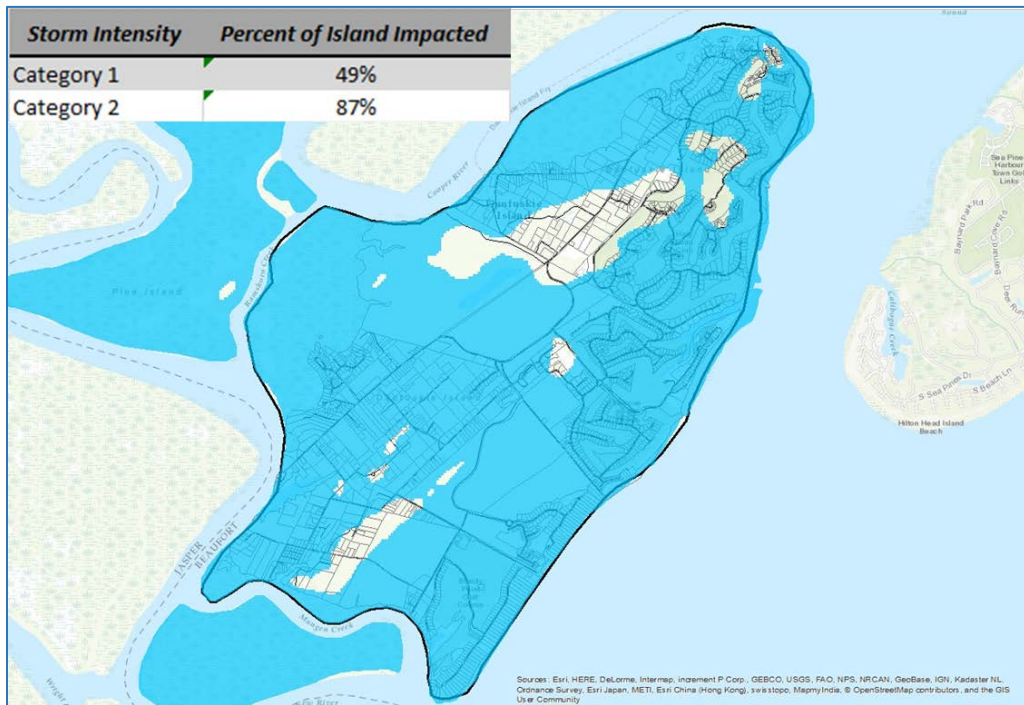
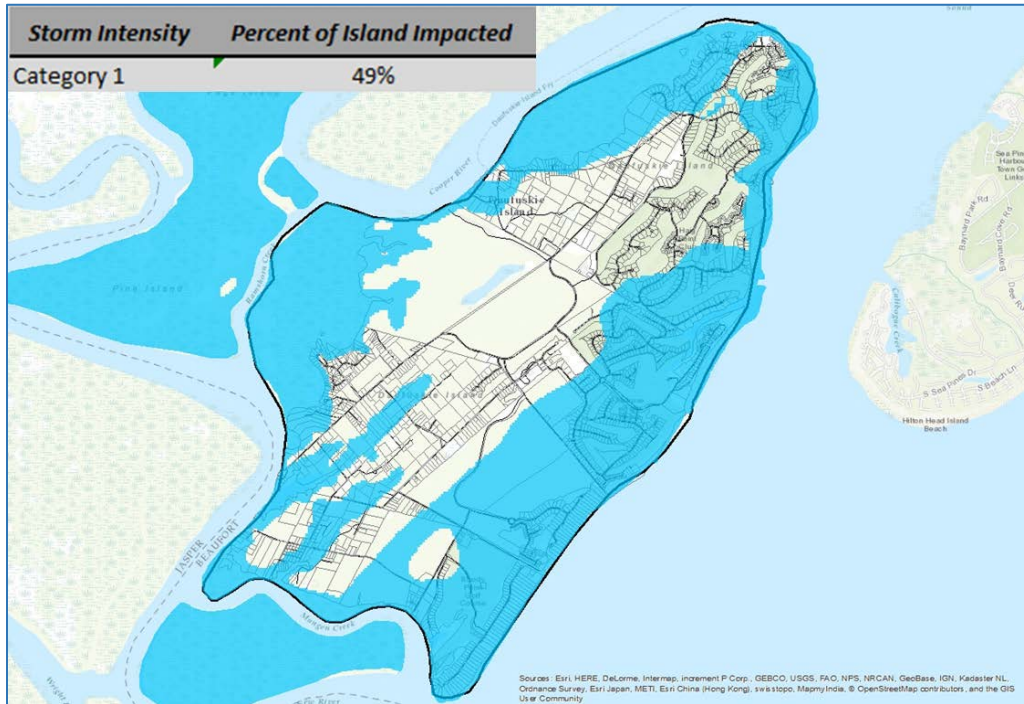
FIGURE 6. FLOOD HAZARD AREAS

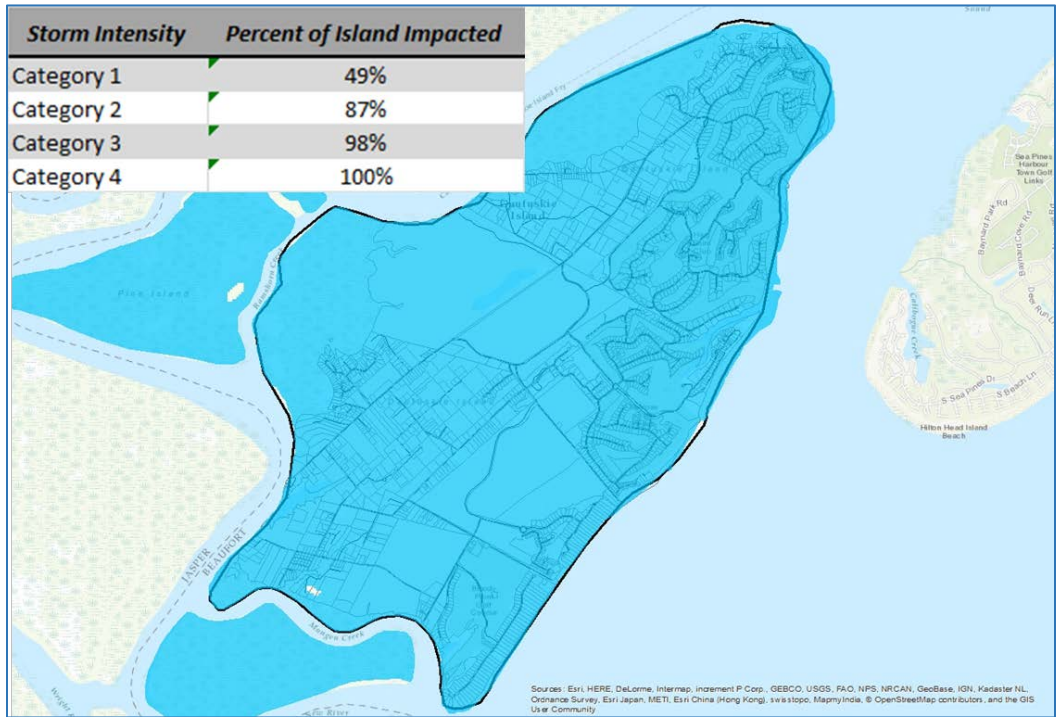
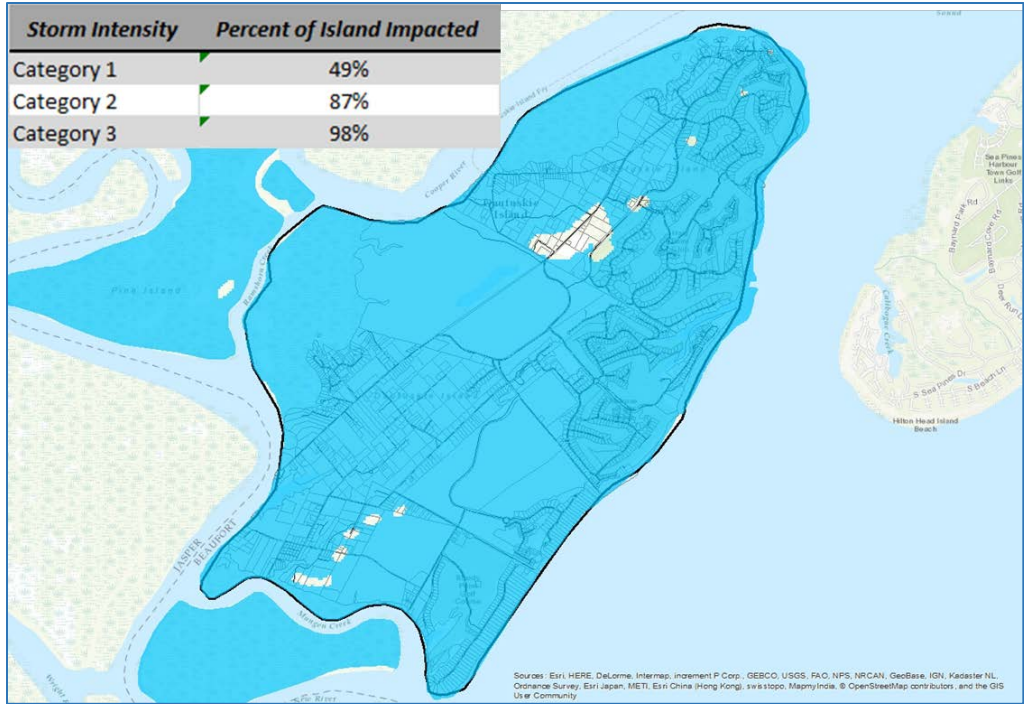


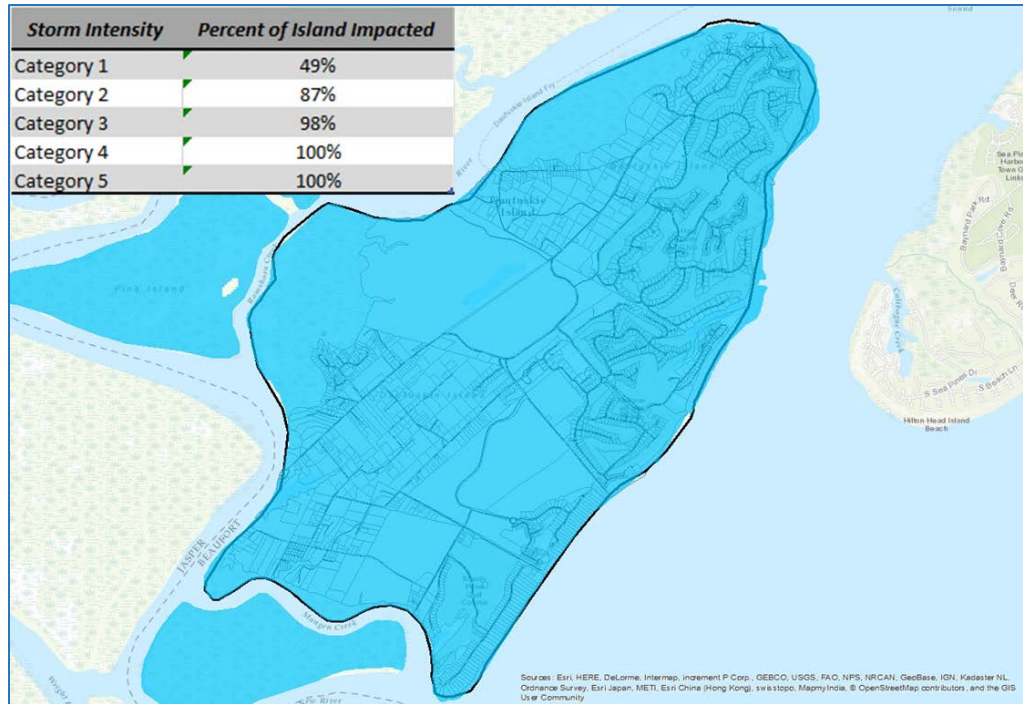
## Flood Zones

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

FIGURE 7. STORM IMPACTS







### Cultural Resources

In 1984, the US Department of the Interior/National Park Service designated Daufuskie Island as a Historic District and included the Island on the National Register. According to the statement of significance:

*"...the district contains 241 contributing properties. Most of the building consist of folk housing. They were constructed from 1890-1930, but reflect a much earlier building technology. Thus, they are significant architecturally as a survival form."*

*"Other areas of significance are historical in nature. Military engagements of note during the Yemassee and Revolutionary Wars took place on Daufuskie. In addition, buildings, sites, and structures represent Daufuskie's antebellum plantation society based on the cultivation of long staple cotton as well as the history of the island in the early twentieth century when life revolved around the oyster industry, logging, and truck farming operations."*

*"Daufuskie's cultural resources illustrate a three-century long history that has evolved with a minimum of outside influence. Potentially valuable archeological sites and documented historic sites have escaped the ravaging effects of modern development through sheer inaccessibility."*

Examples of the key properties identified include:

- Haig Point Lighthouse



- Mt. Carmel Baptist Church
- Janie Hamilton School
- First Union African Baptist Church
- Mary Fields School
- Oyster Society Hall
- Cemeteries

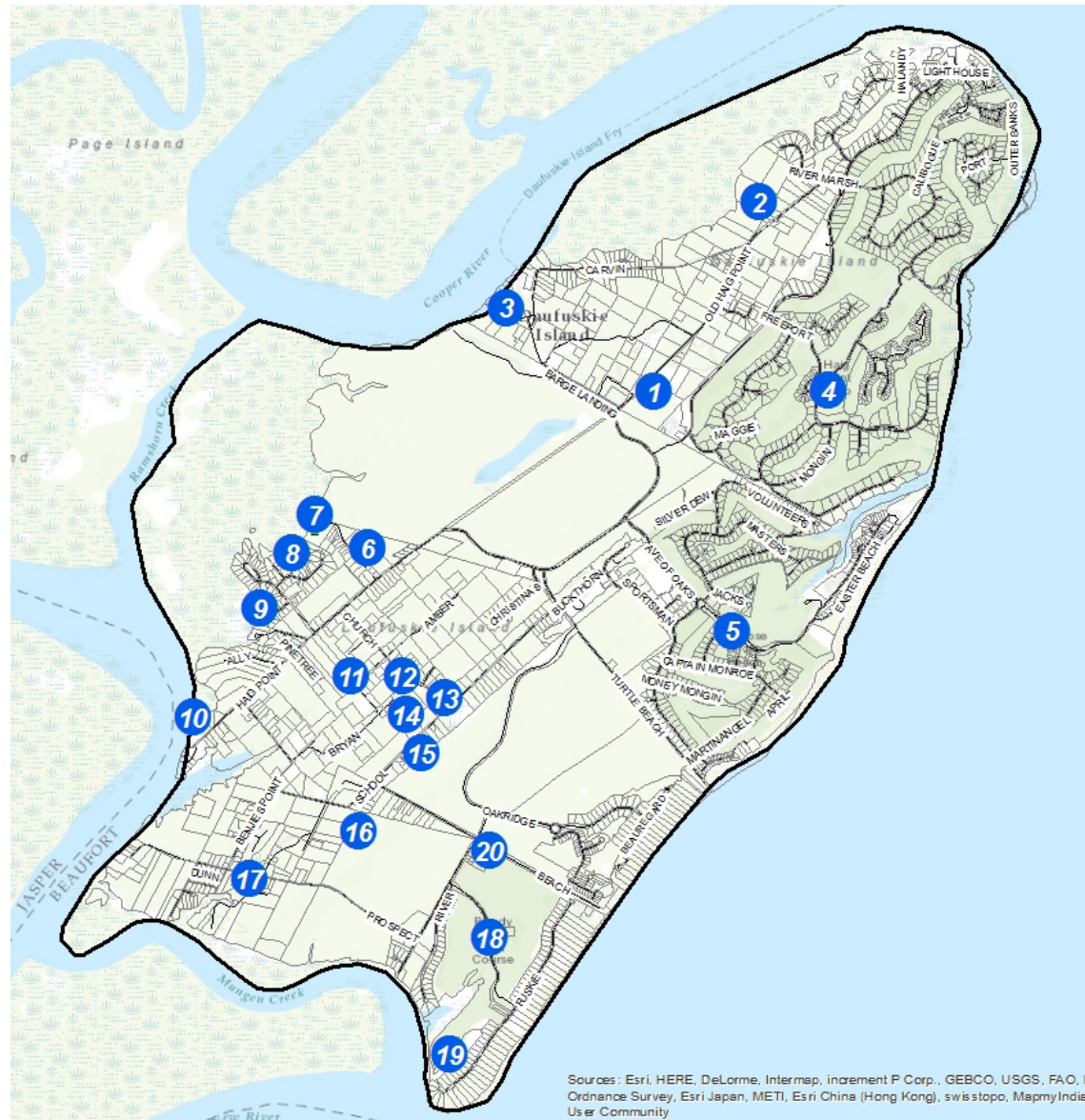
In 2001, the Daufuskie Island Historical Foundation was formed in order to preserve and protect the historical and cultural heritage of the Island. According to the Foundation, members have worked to acquire and restore historic buildings, established an Island museum, created a self-guided tour of historic sites and begun an archive of history for the Island.

The significant community cultural and historic features, which include those identified in the National Historic Register, are shown in Figure 8.





**FIGURE 8. COMMUNITY CULTURAL AND HISTORIC RESOURCES**



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*

In addition to the local preservation and enhancement efforts and inclusion on the National Register, the US Department of Interior/National Park Service developed a Special Resource Study and Final Environmental Impact Statement: Low Country Gullah Culture in 2005. This study was authorized by the US Congress to determine the appropriate role for the National Park Service in the preservation of the Gullah Culture in response to the identification of the Gullah/Geechee culture as one of the most endangered historic resources and sites by the National Trust for Historic Preservation in 2004.

The study analyzed the Gullah culture ranging from the North Carolina/South Carolina border to North Florida to evaluate the cultural significance on a national level; to determine how to best protect and interpret the cultural resources; and develop recommendations for Congress on next steps.

The identified preferred alternative from the study was the creation of a National Heritage Area to connect and network cultural resources. The management of the partnership would eventually be managed by a local entity with start-up assistance from the National Park Service. This alternative led to the development of the Gullah Geechee Cultural Heritage Corridor. (<https://www.gullahgeecheecorridor.org/>)

## Community Facilities

### Water/Sewer

The Daufuskie Island Utility Company (DIUC) provides water/sewer service to the PUDs, and the service is available to the entire Island. With the mostly rural development patterns of the Island, residents outside of the PUDs primarily utilize individual or community wells and septic tanks for their water and sewer needs. The DIUC is the only water/sewer utility on the Island and provides water through the use of six wells. Wastewater collection and treatment is provided at two locations on the Island.

### Solid Waste

The solid waste collection site for Daufuskie Island is located on Frances Jones Boulevard. The site, which only accepts residential refuse, consists of unmanned, open dumpsters. Once the dumpsters are full, they are barged off the Island and replaced with empty dumpsters. Because of the opportunity for illegal dumping with the open and unmanned containers, cameras have been installed to provide video surveillance. For a number of years, the Island has been working towards a "One Island Solution" for addressing solid waste, however, the initiative has not moved forward.

### Fire/Emergency Services

Fire and emergency services are provided by the Daufuskie Island Fire and Rescue to the entire Island. The Daufuskie Island Fire District was created for the express purposes of





servicing all properties on Daufuskie. The District is governed by the Daufuskie Island Fire District Board, which is comprised of five members appointed by the Beaufort County Council. The fire station is located on Haig Point Road and the staff includes 11 full time paid firefighters and 13 volunteer firefighters. The department also provides Emergency Medical Services to the Island.

The Beaufort County Sheriff’s Department is responsible for law enforcement on the Island. There is no permanent officer stationed on Daufuskie, but there are officers assigned to answer calls and to be on the Island periodically.

**Educational Facilities**

The Daufuskie Island Elementary School is the only school on the Island and serves grades PK-5. Middle and high school students attend school on the mainland in Hilton Head and utilize the Haig Point ferry for transportation to and from the Island. The Daufuskie Island Elementary School, which has two classrooms, enrolls 26 students in 2018, with two full time teachers and four specialty teachers for supplemental subjects such as art and physical education.

According to South Carolina code, the following student teacher ratios shown in Table 9 are required and are currently met by the Daufuskie Island Elementary School; however with any significant student population increase, the capacity of the school would need to be addressed.

**TABLE 9. STUDENT/TEACHER RATIO REQUIREMENT**

Grade Level	Student/Teacher Ratio
PreK	20:1
K - 3	30:1
4 – 5 (English, Language Arts, Mathematics)	30:1
4 - 5 (All other subjects)	35:1

**Housing**

There is a mix of housing stock on Daufuskie Island, ranging from mobile homes to upscale residences. According to the 2010 US Census, there were 447 housing units, with 133 or 29.8% occupied units and 314 and 70.2% unoccupied units. In 2016, the estimated housing units on the Island had grown to 465, with 227 of those units owner occupied. The characteristics of the units for 2010 and 2016 are shown in Table 10. The largest segment of the housing stock on the island is 1-unit detached housing which comprised 69.4% of the housing stock in 2010 and 85.6% in 2016.





**TABLE 10. HOUSING UNITS- 2010 AND 2016**

2010			2016		
Units in Structure	Number of Units	Percent of Total	Units in Structure	Number of Units	Percent of Total
1-unit, Detached	310	69.4%	1-unit, Detached	465	85.6%
2-unit, Detached	36	8.1%	2-unit, Detached	3	0.6%
2 units	0	0.0%	2 units	11	2.0%
3-4 units	66	14.8%	3-4 units	0	0.0%
5-9 units	15	3.4%	5-9 units	0	0.0%
10-19 units	0	0.0%	10-19 units	11	2.0%
20 or more units	0	0.0%	20 or more units	3	0.6%
Mobile Home	20	4.5%	Mobile Home	50	9.2%

Source: 2010 US Census and American Community Survey Estimates

Note: ACS Margin of Error ranges from +/-12% to +/-40%

Table 11 depicts the year of construction for the housing structures in 2010. As can be seen from the data, the highest construction period took place between 1980 and 1989, which corresponds to the development of the PUDs.

**TABLE 11. YEAR STRUCTURE BUILT - 2010**

Year of Construction	Number of Units	Percent of Total
Built 2005 or later	0	0.0%
Built 2000 to 2004	46	10.3%
Built 1990 to 1999	161	36.0%
Built 180 to 1989	200	44.7%
Built 1970 to 1979	0	0.0%
Built 1960 to 1969	26	5.8%
Built 1950 to 1959	0	0.0%
Built 1940-1949	0	0.0%
Built 1939 or earlier	14	3.1%

Source: 2010 US Census

The Census data also identifies that, in 2010 of the 133 owner occupied housing units, 77 units have a mortgage and 56 are without a mortgage. In 2016, the 227 owner occupied housing units were estimated to have 120 units with a mortgage and 107 without a mortgage.

The value of the owner-occupied units showed 15.0% were valued between \$50,000 and \$99,000, with the largest segment valued between \$300,000 and \$499,000 at 23.3% of the units. The median value of the housing units is \$262,500 in 2010. Table 12 depicts the owner-occupied value of the housing units in 2010.



TABLE 12. VALUE OF OWNER-OCCUPIED UNITS - 2010

Unit Value	Number of Units	Percent of Total
Less than \$50,000	0	0.0%
\$50,000 to \$99,000	20	15.0%
\$100,000 to \$149,000	6	4.5%
\$150,000 to \$199,000	23	17.3%
\$200,000 to \$299,000	28	21.1%
\$300,000 to \$499,000	31	23.3%
\$500,000 to \$999,000	15	11.3%
\$1,000,000 or more	10	7.5%

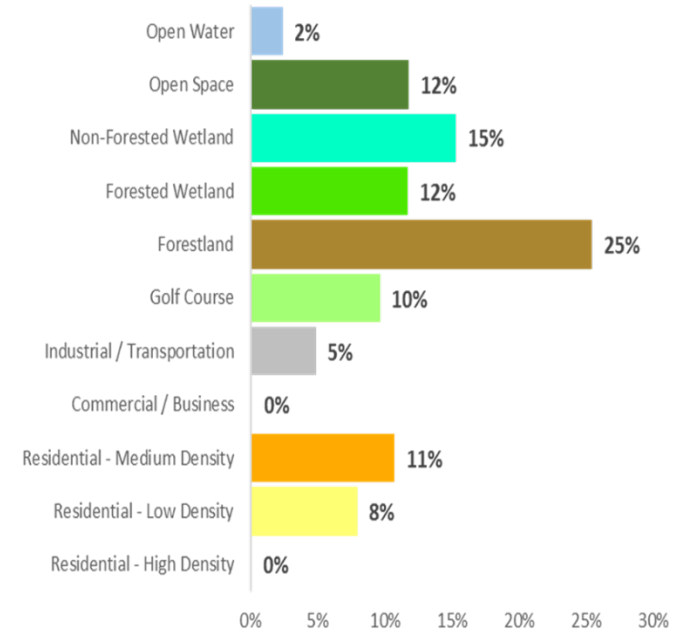
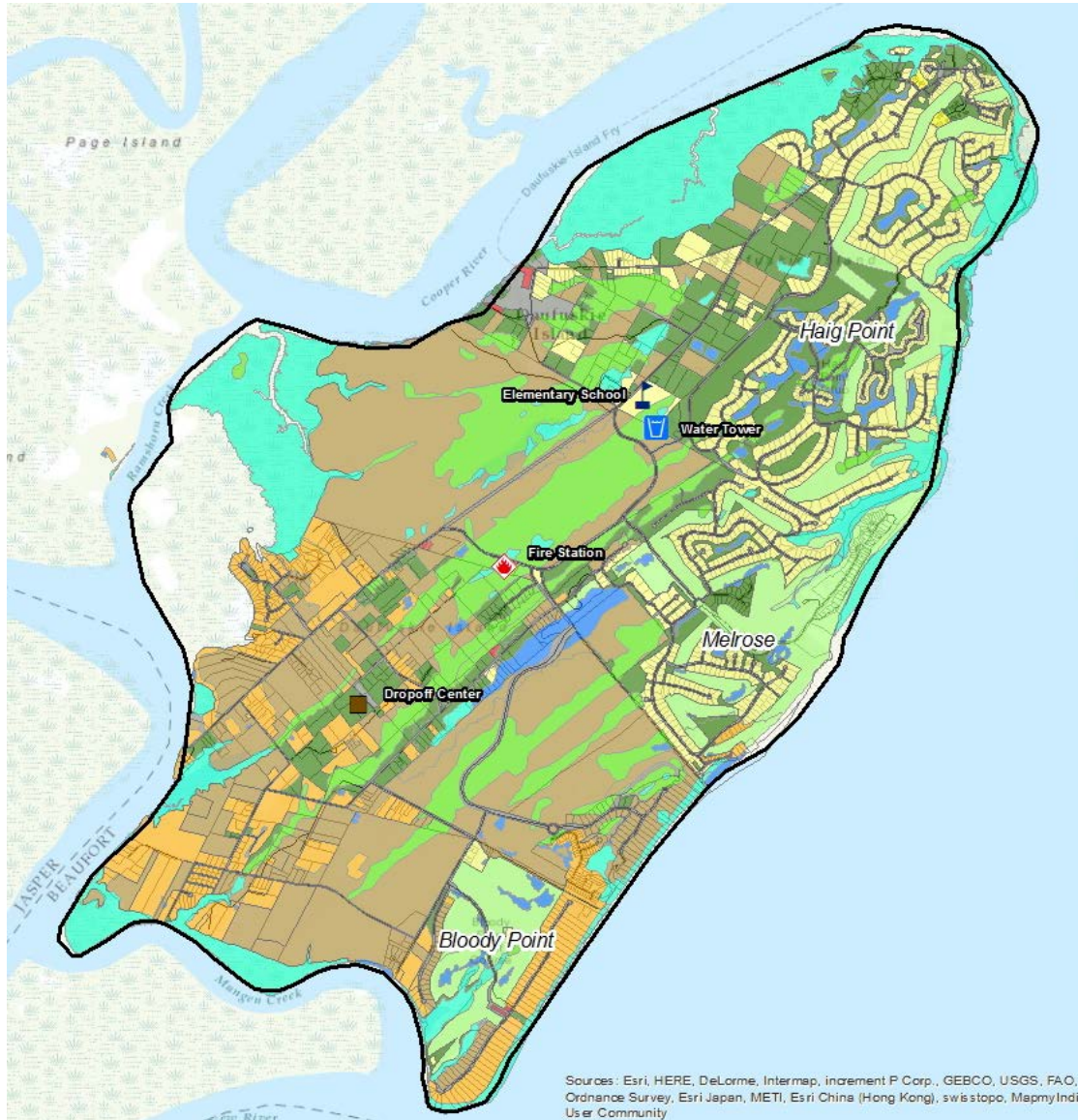
Source: 2010 US Census

Census figures show that 43.6% of the occupied households reported no vehicle available. However, this figure only includes automobiles and does not include golf carts as a primary vehicle.

### Land Use

The current land use on Daufuskie Island reflects its relatively undeveloped state. The largest existing land use is found to be forestland, making up 25% of the land. Wetlands also comprise a significant element of the existing land use, with 15% characterized as non-forested wetlands and 12% characterized as forested wetlands. Open space comprises 12% of the land use. Residential land uses comprise 19% of the land use, with 11% in medium density and 8% in low density. Golf courses comprise 10% of the existing land use, with industrial/transportation category at 5%. Figure 9 depicts the existing land use breakdown.

FIGURE 9. LAND USES

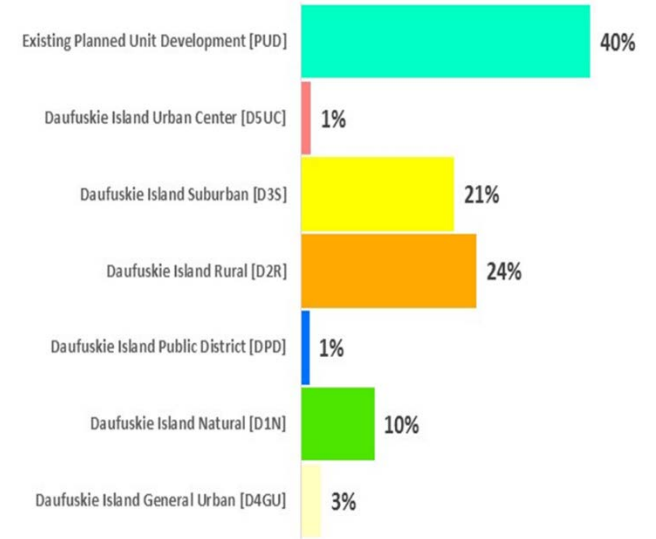
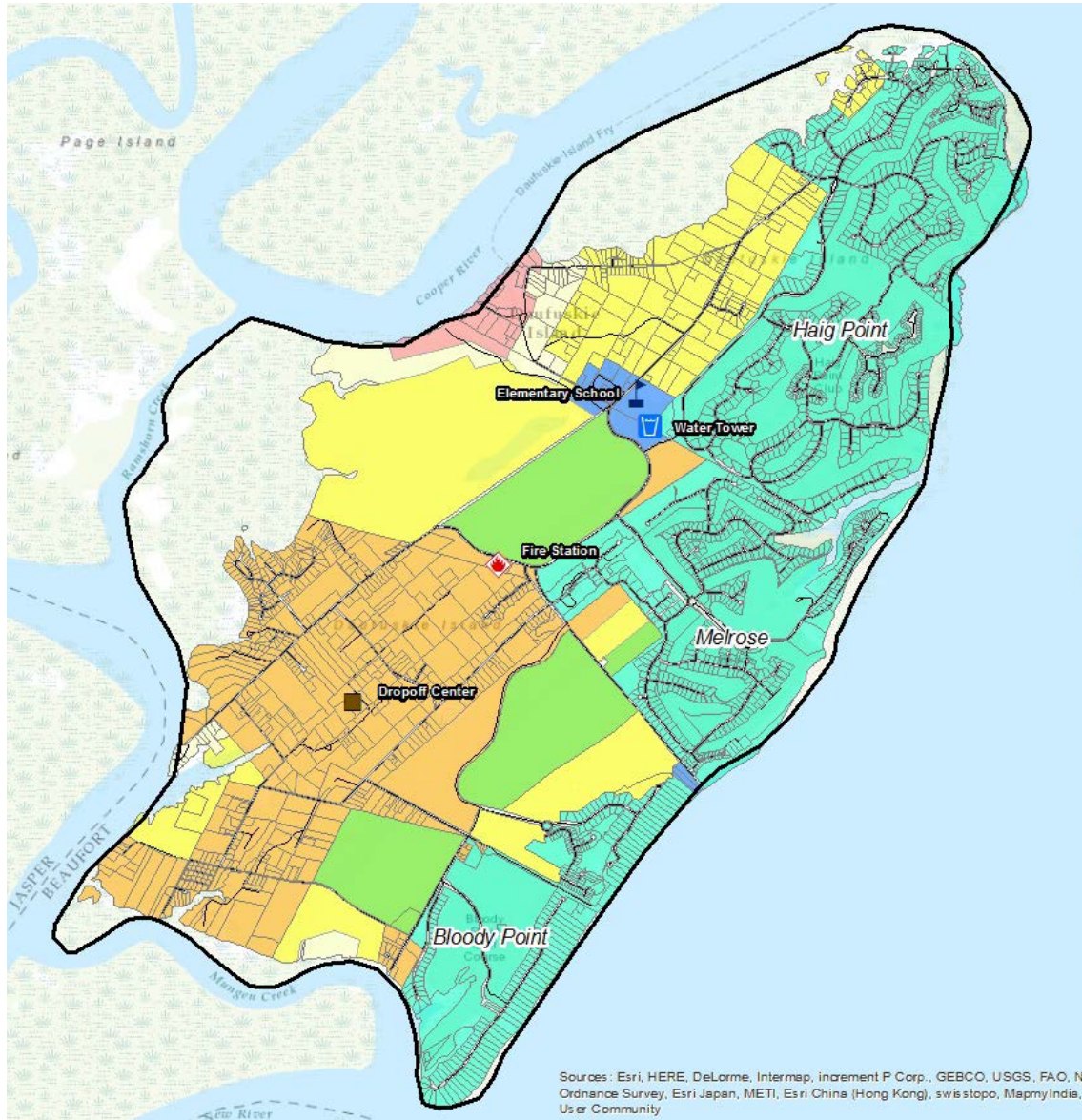




As noted in the population element discussion, there are currently 2,483 parcels identified on the island. Of these parcels 24%, or 592 are developed and 1,891 (76%) are undeveloped. For the Island as a whole, 71% is characterized as undeveloped and 29% as developed. The current zoning classifications on the Island include Planned Unit Development, which comprises 40% of the Island and includes Bloody Point, Haig Point, Melrose and Oak Ridge. The next largest zoning category is Daufuskie Island Rural at 24% and Daufuskie Island Suburban follows at 21%. The Daufuskie Island Natural category comprises 10% of the zoning with General Urban at 3% and Public District and Urban Center both at 1%. The existing zoning classifications are shown in Figure 10.



FIGURE 10. EXISTING ZONING



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



### Transportation

There are several unique components to the transportation on Daufuskie Island. These components include the ferry systems that provide service from the Island to the mainland and the roadway network. In addition, the use of golf carts is a large percentage of the vehicle choice, although automobiles are utilized by many on the island. However, autos and gas-powered golf carts are restricted from use in some of the PUDs.

### Roadway Network

The roadway network on Daufuskie Island is a mix of paved roads and unpaved roads and many are maintained by Beaufort County, although the ownership and rights of way are often unclear. Haig Point Road is the major facility providing north-south access and is paved. There is a web of unpaved public roads that serve the majority of the Island, as well as a mix of private drives and roadways. Haig Point Road, which is approximately 2.7 miles in length, joins with Cooper River Landing Road which is also paved and provides access to the Melrose Landing, currently the public ferry embarkation point. Cooper River Landing Road is approximately 0.70 miles in length, bringing the total of paved facilities on the island to about 3.5 miles. The unpaved roads total about 9.5 miles in length. Table 13 provides the breakdown of the paved and unpaved facilities maintained by Beaufort County for over 20 years. In addition to these identified facilities, there are numerous private roadways.

**TABLE 13. ROADWAY NETWORK**

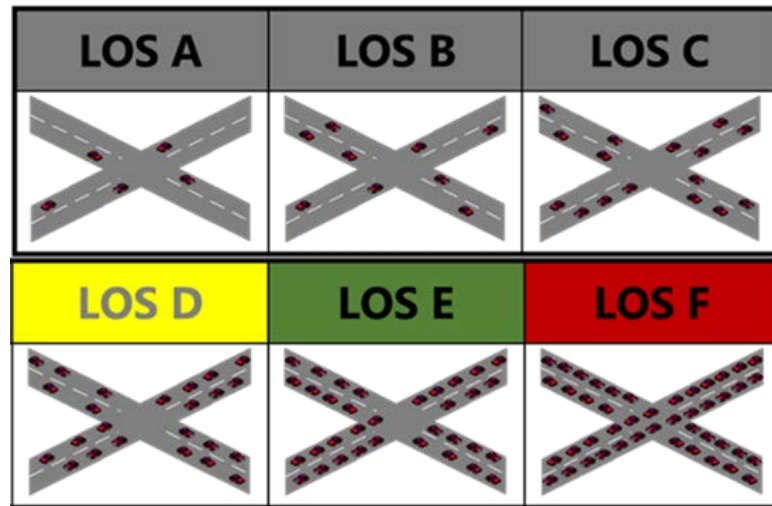
Paved Roadways	
Roadway	Length (in miles)
Haig Point Road	2.72
Cooper River Landing Road	0.70
<b>Total Paved Roadways</b>	<b>3.42</b>

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
<b>Total Unpaved Roadways</b>		<b>9.75</b>	

Source: Project Team/Google Earth

Traffic on the roadway network is low in the tourist off-season and increases significantly during the high tourist season and on weekend days. Roadway congestion is classified by Level of Service, which assigns a “grade” of A to F based on the level of congestion. Level of Service A is freeflowing and Level of Service F is gridlock. The graphic in Figure 11 illustrates the Levels of Service.

FIGURE 11. LEVEL OF SERVICE



Source: Georgia Department of Transportation

While formal traffic counts have not been taken, the roadway network on the Island operates at Level of Service A, even in the high tourist season.

### Planned Unit Developments

The roadway networks within the PUDs are primarily paved and are maintained by the development associations. Bloody Point, Melrose, and Oak Ridge, originally gated, are currently open developments; Haig Point is the only PUD with active gate restrictions for entrance/exiting the development; however, the other PUDs may be gated in the future based on permitting in place. Table 14 displays the network, in miles, within each PUD.

TABLE 14. PUD TRANSPORTATION NETWORKS

Planned Unit Development	Roadway Network (in miles)
Bloody Point	1.87
Haig Point	9.57
Melrose	8.34
Oak Ridge / Beachfield	2.59

Source: Project Team/Google Earth

### Multimodal Transportation

Because of the relatively low traffic volumes and the expectations of drivers to be in a mix of vehicles, particularly with golf carts, the roadway network serves all modes of transportation. Pedestrians and bicyclists successfully utilize the roadway network, although there are no designative pedestrian or bicycle facilities.



As described above, the use of golf carts make up a large percentage of the mode of travel on the Island. The golf carts are expected by automobile drivers and due to the expectations, the mix of vehicles is typically a successful scenario.

**Public Ferry System**

The Daufuskie Island ferry system is operated on a contract basis for Beaufort County and Palmetto Breeze, the rural transportation provider for Beaufort County and the South Carolina Lowcountry. Currently, the Haig Point Ferry operates the system under contract. The ferry provides connections from the Melrose Landing embarkation point on Cooper River Landing Road to the Hilton Head embarkation point located at Buckingham Landing, off of US 278/Fording Island Road. The ferry trip typically takes approximately 45 minutes to an hour and generally runs on the following schedule:

Departing Hilton Head/Buckingham Landing	Departing Daufuskie/Melrose Landing
7:00 am	8:30 am
10:00 am	11:30 am
1:00 pm	2:30 pm
4:00 pm	5:30 PM
9:00 pm (Fridays only)	10:15 PM (Fridays only)

Source: *Daufuskie Island Ferry*

According to the *Daufuskie Island Public Ferry Service Passenger Guide* (Nov. 2017), ferry is open to the public, with round trip for members of the general public costing \$35.00. There are levels of tickets available for Daufuskie Island residents, part-time residents and property owners.

***Level 1 - \$2.00 One Way***

Available for full time resident students (ages 5 to 18); full time resident seniors (ages 65 and over); and residents or property owners with disabilities

***Level 2 - \$3.00 One Way***

Available for full-time resident homeowners, based on the Beaufort County Assessor’s office

***Level 3 - \$4 One Way***

Available for a full-time resident renter

***Level 4 - \$7 One Way***

Available for non full-time property owners or homeowners, based on the Beaufort County Assessor’s office

**Additional Ferry Options**

Calibogue Cruises operates between Hilton Head and Daufuskie Island, providing service from Broad Creek Marina on Hilton Head to the Freeport Marina on Daufuskie. The service





leaves Broad Creek at 10:30 am and 3:30 pm Tuesdays through Fridays and departs Freeport Marina at 11:30 am and 4:30 pm Tuesdays through Fridays. On Saturdays, the service leaves Hilton Head at 11:00 am and 4:00 pm and departs Freeport at noon and 5:00 pm.

There are also other private operators who provide ferry services on a schedule based on customer needs. These ferry services provide access to the public dock facility on Daufuskie and leave from Hilton Head, Bluffton and the Savannah area.

#### **PUD Ferry Options**

Haig Point currently operates a ferry to Hilton Head for their members, residents, and their guests. Their service provides access to Hilton Head at their embarkation point near Broad Creek Marina. Bloody Point service to downtown Savannah was discontinued in December, 2017 with the closure of the resort.





*Chapter Five:*  
***NEEDS AND  
OPPORTUNITIES***

## CHAPTER 5: NEEDS AND OPPORTUNITIES

The identification of the needs and opportunities facing the Island is the first step in the development of strategies to address these needs and capitalize on the opportunities. These strategies will enable the Island to meet the identified goals and achieve the vision for the future. Members of the community provided critical feedback on the needs and opportunities, as well as priorities, during public workshops, meetings and through the community surveys. The following lists the needs and opportunities for each element identified through the planning process for each element.

### Population Needs, Issues and Opportunities

- Ability to age in place and remain on the Island
- Lack of diversity in the demographics of the population, particularly focused on the Gullah residential population
- Three distinct population groups and the need of services to support each of these groups
  - Full time and part time island residents
  - Day trippers
  - Longer term vacationers

### Economic Development Needs, Issues and Opportunities

- Ability to earn a living
- Build the economy on strengths of the island
- Enhance tourism economy through ecotourism and cultural/historic tourism
- Foster small agri-businesses
- Maintain and foster diverse, unique small businesses
- Meaningful work opportunities on the Island
- Showcase Daufuskie's unique and special qualities
- Basic support services on the Island, such as retail and service amenities

### Natural Resources Needs, Issues and Opportunities

- Cleanliness of the island
- Maintain/preserve natural beauty
- Preserve and protect the natural environment
- Preserve open space
- Preserve the undeveloped nature of the Island
- Preserve/protect wildlife and their natural habitats
- Need for vegetative buffers

### Cultural/Historic Resources Needs, Issues and Opportunities

- Foster and support the artisan culture and the arts
- Maintain, preserve and protect cultural and historical assets
- Maintain, preserve and protect the Gullah heritage of the Island
- Preserve architectural integrity and diversity

### Community Facilities Needs, Issues and Opportunities

- Community meeting space/event space
- Maintain public access to the river and ocean
- Preserve/protect the waterfront and beaches
- Maintain and support the local island school
- Use existing assets for community purposes
- Maintain and support the fire and emergency services on the Island
- Preserve and enhance community spaces, such as public parks
- Local dump/solid waste solution
- Sufficient infrastructure to support growth: community wastewater, underground utilities, sustainable refuse collection, and water supply

### Governmental/Intergovernmental Coordination Needs, Issues and Opportunities

- Enhance working relationships with Beaufort County
- Identify other partnerships

### Housing Needs, Issues and Opportunities

- Presence of dilapidated housing
- Preservation of the remaining Gullah / historic cottages

### Land Use Needs, Issues and Opportunities

Within each jurisdiction, there are smaller areas that have distinct or unique characteristics. The identification of these specific areas, or character areas, are used as a planning tool to address the needs and opportunities that are specific to that area and to develop strategies tailored for that area. The characteristics can be focused on geographical elements, as well as development patterns. The identified character areas serve as a guide for the development of the land use element, zoning and the identification of areas for priority investments.

### Character Areas

In the previously adopted plan, Beaufort County crafted future development strategies for the identified zoning districts to address the needs affecting those areas. These previously identified zoning districts formed the basis for the updated character areas for the plan.

Each of the character areas were developed through a community workshop where the participants divided into three working groups. These groups identified the character areas, issues and potential development strategies. In addition to the development strategies identified for each character area, the workshop participants also identified overall development strategies for the Island. The compilation of the work efforts from the breakout groups were presented to the Project Advisory Committee for review and input.

Each of the character areas is described in detail, with the special and defining characteristics that the public wishes to enhance and protect identified. Current zoning classifications within each of the character areas have also been identified and analyzed for their applicability to the character area. The character areas that have been identified include the following:

- South Island Historic
  - Gullah Heritage sub-area is a part of this area
- Mid-island Historic
- North Island Historic
- Village Centers
- Heritage Corridor
- Village Gateway Corridor
- Coastal Mashlands

Although the PUDs are not subject to this current plan, the workshop participants included each of the PUDs as their own character area.

- Haig Point PUD
- Melrose PUD
- Oakridge/Beachfield PUD
- Bloody Point PUD

The character areas are shown on the map on the following page.



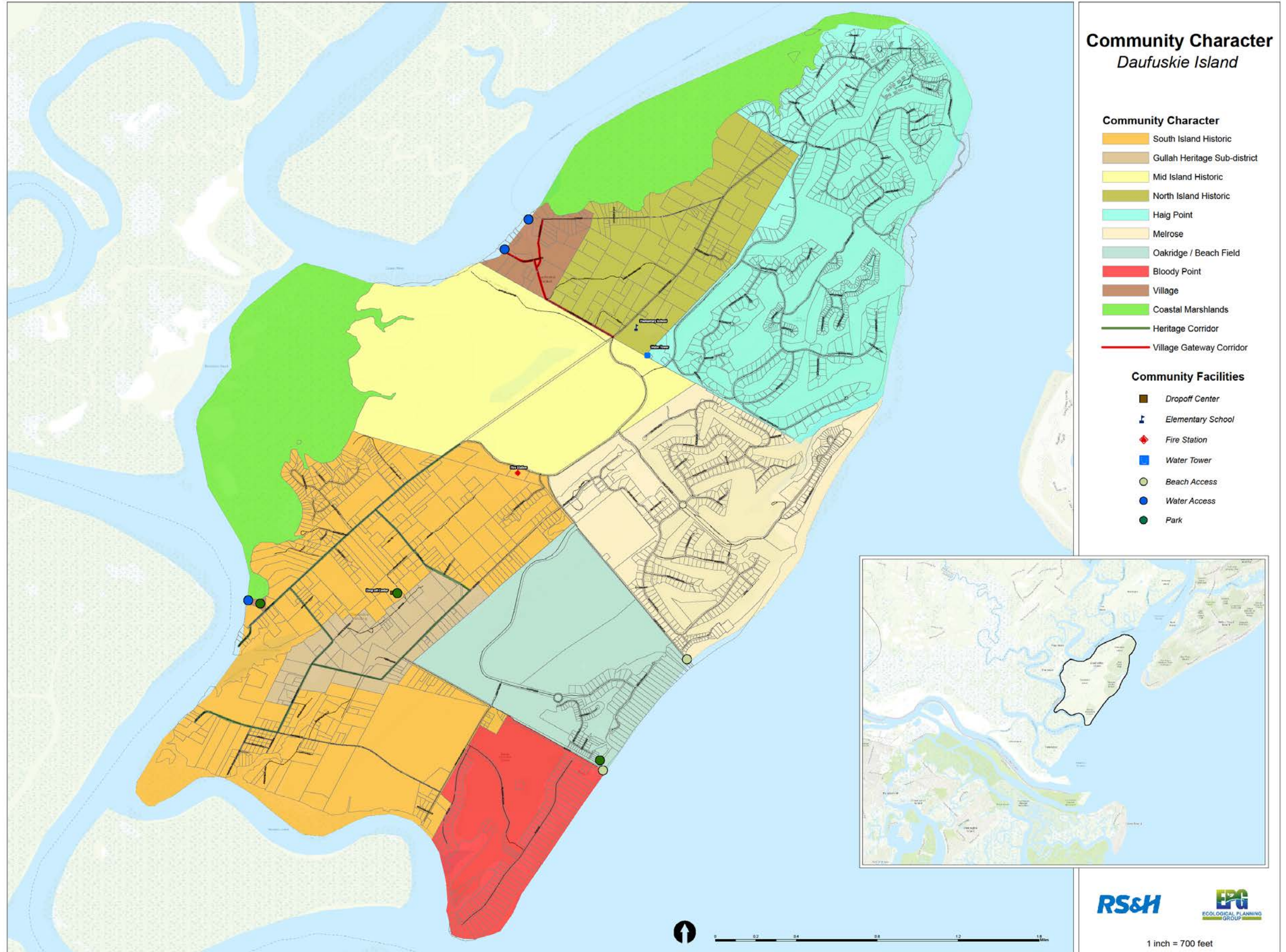


Table 15 shows each of the character areas along with the current zoning districts, including their general purpose and permitted uses.

TABLE 15. CHARACTER AREAS AND CURRENT ZONING

COMPARISON OF DAUFUSKIE ISLAND CHARACTER AREA AND CURRENT ZONING CLASSIFICATIONS			
Character Area	Current Zoning, General Status and Permitted Development Types		
	Primary Current Daufuskie Island Zoning Classification	General Current Allowable Uses	Current Base Residential Density Allowed
South Island Historic	Rural - D2R	Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet. A portion of this area is identified as conservation.	1 DU/Acre (gross)
Mid-Island Historic	Suburban - D3S	Single family homes, small B&B uses allowed, and accessory guest houses permitted, along with small office and commercial uses allowed. A portion of this area is set aside in conservation. Barge landing and permitted portal/marina	3 DU/Acre (gross)
North Island Historic	Suburban - D3S	Single family homes, small B&B uses allowed, and accessory guest houses permitted, along with small office and commercial uses allowed	3 DU/Acre (gross)



Village	General Urban - D4GU and Urban Center - D5UC	Single family and multi-family residential, B&B, Inns and Hotels, along with office and commercial uses	4 DU/Acre (gross) in D4GU and 8 DU/Acre (gross) in D5UC
Heritage Corridor	Rural - D2R	Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet	1 DU/Acre (gross)
Village Gateway Corridor	Public District - PD, Suburban - D3S, General Urban - D4GU, and Urban Center - D5UC	Public uses and civic sites as well as the uses identified in the D3S, D4GU, and D5UC above	Varies
Existing Approved PUDs	Existing Planned Unit Developments - PUD	Uses and densities as allowed by approved PUD. A portion of the Oakridge PUD has been set aside as conservation.	NA
Coastal Marshlands	Natural Preserve - T1NP	NA	NA

### Strategies Affecting All Areas

Specific development strategies were identified for each of the individual character areas and were developed to preserve and enhance the existing character within the area. Development strategies that were applicable to all of the character areas were also identified and include the following:

- 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.



- Develop and adopt a wayfinding and directional signage plan to ensure consistency throughout the island.
- Encourage consistency with recommended design and architectural standards.
- Restore and maintain the tree canopy.

### **Character Area: South Island Historic**

The South Island Historic character area is a unique rural residential area with some waterfront lots along the New River and Mungen Creek. In addition to the rural residential uses, low impact commercial service uses exist in this area. Most of the remaining Gullah structures lie in the South Historic area.

#### *Characteristics*

- Unique low density rural historic area
- Waterfront lots along Mungen Creek and the New River allow private water access
- Public access to water at the County dock
- Scenic views
- Low impact small commercial uses
- Small rural residential structures
- Areas of native Gullah family compounds
- Unpaved roads
- Community facilities
  - Mary Fields School
  - Fire Station
  - Church
  - Regional park at County dock site
- Cemeteries
  - Mary Field
  - White

#### *Issues*

- The Dump – location and maintenance
- Lack of buffers
- Abandoned and dilapidated structures
- County dock size/docking space
- Litter

#### *Development Strategies*

- The boat ramp, county dock and fishing pier are essential elements and should be preserved.
- Encourage safer pedestrian non-motorized mobility.
- Preserve historic structures whenever possible.
- Provide appropriate incentives for historic restoration projects.
- Preserve the scenic value of the area.
- Encourage preservation and enhancements of remaining Gullah areas
- Define a Gullah heritage area that supports the Gullah architectural styles

### Character Area: Mid-Island Historic

A critical Daufuskie Island character area, this historic area consists of the undeveloped, environmentally sensitive areas bordering the Cooper River. A portion of this area has been placed in permanent conservation.

#### *Characteristics*

- Undeveloped
- Natural habitats and environmentally sensitive areas
- Waterfront system with freshwater wetlands
- Conservation area
- Water access to Cooper River

#### *Issues*

- Development pressures
- Preservation of unique environmental resources

#### *Development Strategies*

- Support projects enhancing wildlife habitats.
- Promote the area as a recreation area and eco-tourism destination.
- Preserve the greenspace adjacent the Cooper River and freshwater wetlands.
- Incorporate environmentally sensitive elements for any permitted development

### Character Area: North Island Historic

This area is still rural in nature. The primary Island public spaces, such as the school and museum, are within this area. Some river view lots lie along Carvin Road bordering the Cooper River.

#### *Characteristics*

- Mix of housing types in a rural setting
- Low density
- Old growth trees
- Contains the public spaces of the Daufuskie Island school and Museum
- Tree canopy
- Unpaved roads
- Historic sites

#### *Issues*

- Dilapidated housing structures
- Stormwater runoff

#### *Development Strategies*

- Historic structures should be preserved whenever possible
- Enhance the pedestrian environment where feasible

- Preserve old growth trees
- Do not allow intrusion of heavy commercial uses
- Preserve the low-density character of the area
- Ensure any development does not negatively impact coastal marshlands

### Character Area: Village Centers

There are two Village character areas that have been identified. The first is the area on the Cooper River that includes the private Freeport Marina and the public ferry access point at the Melrose landing. Freeport is developed with a dock, restaurant, general store and small rental units. The second village center is located at the southern end of the island in the area surrounding the public County dock. This area includes a public park, public restrooms and, until recently, a restaurant and small general store.

#### *Characteristics*

- Primary water access points
- Contains the primary commercial land on the island
- Environmentally sensitive areas exist
- Mix of paved and unpaved roads
- Tree canopy
- Cultural amenities
  - Gullah cemetery
  - Marsh Tackies
  - Public park/restrooms
  - Building that housed a restaurant and general store
  - Community gathering space

#### *Issues*

- Public ferry dock condition at Melrose dock
- Parking near Freeport is haphazard
- Condition of buildings at the public dock area and closure of the restaurant

#### *Development Strategies*

- Encourage village center type developments in this area.
- Promote area as access portals to the island's eco-tourism and low impact recreation destinations.
- Restrict or discourage uses that could contribute to water pollution.

### Character Area: Village Gateway Corridor

This corridor runs from Old Haig Point Road to both the Melrose and Freeport marina sites along Cooper River Landing Road and Freeport Road to Carvin Road.

#### *Characteristics*

- Paved road connects Old Haig Point Road to Melrose dock
- Existing rural residential is limited along the corridor



- Historic and native housing is adjacent to corridor
- Limited development

*Issues*

- Litter along roadways

*Development Strategies*

- The corridor offers the opportunity to provide a mix of neighborhood commercial uses
- Shopping
- Crafts
- Restaurants
- Eco-tourism
- Encourage specialized commercial and mixed-use development along the corridor.
- Establish standards for a maximum percentage of residential use on a per parcel basis to encourage mixed use.
- Enhance pedestrian movements with streetscape improvements.
- Allow for an appropriate mix of retail, residential, and tourism-related uses consistent with the Plan vision.
- Implement traffic calming measures and parking improvements.
- Establish noise and sight buffers between commercial uses and adjacent residential areas.

**Character Area: Heritage Corridor**

The Heritage Corridor provides the major access routes serving the South Island Historic area and the proposed Gullah Heritage sub-area. It currently serves and links the community farm, the second village center area along with the County Dock and Park, the First African Baptist Church, Mary Fields School, and several small island shops and artist galleries.

*Characteristics*

- Part of South Historic area
- Significant historic, cultural and natural resources, including historic district designation
- Mix of paved and unpaved roads
- Uses include
  - Traditional cottages
  - Public uses/parks
  - Historic sites
  - Narrow unpaved streets

*Issues*

- Litter
- Road conditions on the unpaved portion

*Development Strategies*

- Establish standards and guidelines for signage.

- Provide signage for landmarks and commercial businesses.
- Preserve or restore historic structures whenever possible.
- Provide appropriate incentives for historic restoration projects.
- Ensure continued preservation of old growth trees, parks, and greenspace.
- Consider adoption of architectural standards for historic structures

#### Character Area: Haig Point PUD

This gated private golf community is located on the northern end of the Island. Amenities include golf, tennis, restaurants, and a private ferry system providing service to Hilton Head for residents, members and their guests.

#### *Characteristics*

- Gated community
- No public access
- Private ferry to Hilton Head
- Paved streets
- Golf course community
- Lighthouse and historic areas lie within gated area

#### *Issues*

- Public access to historic sites is limited

#### *Development Strategies*

- Permit only compatible uses allowed by the approved PUD agreement
- Develop agreements for access to historic sites

#### Character Area: Melrose PUD

This golf residential community is located on the eastern side of the Island with beach access. The development includes a resort currently owned by Redfish Holdings, LLC.

#### *Characteristics*

- Currently non-gated private community
- Low density residential with mix of single family and multi-family
- Community amenities
  - Inn
  - Golf
  - Tennis
  - Horse stables
  - Beach club/pool/restaurant facilities
- Paved roads



*Issues*

- History of bankruptcy issues
- Closure of community amenities
- Beach erosion
- Maintenance

*Development Strategies*

- Permit only compatible uses allowed by the approved PUD agreement

**Character Area: Oakridge/Beachfield PUDs**

This development is located on the eastern side of the Island and has beachfront access. Originally planned as a gated community, there is currently public access to this community.

*Characteristics*

- Non-gated private community
- Low density residential
- Paved roads
- Mostly undeveloped
- Beach access
- A section is in conservation

*Issues*

- Beach erosion
- Sensitive to storm surge

*Development Strategies*

- Permit only compatible uses allowed by the approved PUD agreement

**Character Area: Bloody Point PUD**

Bloody Point is located on the southern end of the island and has both beach access, as well as waterfront access to Mungen Creek. The most recent owner targeted Savannah as its market and provided ferry service from Bloody Point to downtown Savannah.

*Characteristics*

- Non-gated private community
- Low density residential
- Community amenities
  - Small Inn
  - Golf/Tennis/Pool
- Paved roads
- Private ferry to Savannah (not in service)
- Historic cemetery site

*Issues*

- Resort closed due to financial issues

*Development Strategies*

- Permit only compatible uses allowed by the approved PUD agreement
- Continue to provide public access to the historic cemetery site

**Character Area: Coastal Marshlands**

The coastal, saltwater marshlands primarily border the Cooper River, Ramshorn Creek and the New River.

*Characteristics*

- Unique natural environment
- Undeveloped, and not suited for development
- Flooding buffer
- Environmentally sensitive marine and wildlife habitat

*Issues*

- Impacts from adjacent development
- Stormwater runoff

*Development Strategies*

- No development should occur within or impacting these areas.

**Transportation Needs, Issues and Opportunities**

- Dedicated, well-maintained public ferry landing
- Maintain balance of paved/unpaved roads for safety, security, and access
- Reliable and convenient transportation to the Island
- Roadway maintenance
- Increasing automobile presence on the Island may result in the need to have more standard traffic markings/signage



*Chapter Six:*

*ACHIEVING THE VISION*

## CHAPTER 6: ACHIEVING THE VISION

The Daufuskie Island Comprehensive Plan identifies the action steps that the community, in coordination with Beaufort County, will undertake to achieve the community vision. These action steps are implementable and are included in the following Plan Work Program, which serves as the Priority Investment element required by the comprehensive plan legislation. This work program is specifically targeted for the Daufuskie Island community and recognizes that, as an unincorporated area, the majority of the action steps will be accomplished by volunteer groups, committees and residents and take advantage of the skills and abilities within the community. It will be critical for the implementation of the identified action steps to coordinate closely with Beaufort County

### Daufuskie Island Plan Work Program

The action steps and components of the Work Program have been identified to achieve the goals for the Island established during the planning process. Each of the identified action steps are categorized under its intended goal. To identify responsible party for moving the recommended action items forward, the implementation plan is centered on the Daufuskie Island Council and its existing committee structure. These existing committees include:

- Cultural and Historic Preservation
- Island Plan and Code
- External Outreach
- Ferry
- Roads
- Island Amenities
- Solid Waste
- Resources

The restructured committees incorporate all of these existing areas of focus, while combining and/or broadening the scope of interest for some committees. The updated committee structure, which will be standing Council committees, is shown along with the comparison to the existing committee structure and scope is shown in Table 16.



**TABLE 16. 2018 COMMITTEE STRUCTURE**

2018 Committee	Previous Committee	Scope
Cultural, Historic, and Natural Preservation	Cultural and Historic Preservation	Protection, preservation and enhancement of community cultural and historic resources
Island Plan and Code	Same	Plan implementation
Coordination	External Outreach	Coordination with Beaufort County; local governments; state, local and regional agencies
Transportation	Ferry Roads	Focus on all multimodal transportation needs and infrastructure
Community Facilities and Assets	Island Amenities Solid Waste	Focus on the maintenance, enhancement and development of facilities and infrastructure
Resource Development and Grants	Resource	Focus on marketing, branding, identification of financial resources and grant opportunities
Economic Development	None	Focus on economic development opportunities, promotion and education in coordination with the other committees

The community of Daufuskie Island includes many talented and accomplished residents with numerous contacts who can provide insight and assistance into all of these areas. A network of resources will need to be established that can, and are willing to provide support to each of these committees and their activities.

**Daufuskie Island Goals**

The following goals, not shown in any priority order, were identified by the community during the planning process:

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

Each of the work items have been structured to assist in achieving these goals. Many of the action items identified will incorporate multiple goals. Each of the items also includes a





timeframe for action and/or if it is an ongoing activity. The identified timeframes are as follows:

- Short-range: 1-2 years
- Mid-Range: 3-5 years
- Long-Range: 5-10 years





*Work Plan to Achieve Island Goals*

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
<b>ECONOMIC DEVELOPMENT COMMITTEE</b>			
Promote eco-tourism and off-peak tourism	A,B,C,E	Ongoing	DI Council Committee and Volunteer Time/Eco-Tourism includes both existing peak season and promotion of tourism in off-peak season
Identify group camping sites and ensure sites are in accordance with code	A,B,C,E	Short-Range	DI Council Committee and Volunteer Time/Coordination with Plan Implementation Committee
Develop marketing and branding to effectively market Daufuskie Island as an eco-tourism destination	B,C	Short-Range/Ongoing	DI Council Committee and Volunteer Time/Identify resources for assistance with marketing and branding
Coordinate with existing birding trails and develop amenities for birding trail sites on Daufuskie Island	B,C,D	Mid-Range	DI Council Committee and Volunteer Time/Identify resources and assistance for research and coordination opportunities
Promote agri-business in coordination and cooperation with Daufuskie Community Farm	B,C,D,F	Mid-Range	DI Council Committee and Volunteer Time/Coordinate with Community Farm and other agri-business organizations to understand and develop opportunities
Work with Daufuskie small business initiative and SCORE Association (Service Corps of Retired Executives) to develop a support network and small business incubator	B,C	Long-Range	DI Council Committee and Volunteer Time/Coordinate with SCORE



Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Provide educational opportunities for the community to understand development requirements, pro-formas, etc.	B,C	Short-Range	DI Council Committee and Volunteer Time/Identify educational resources
Develop economic base to ensure young people can remain on the island and earn a living.	B,C	Ongoing	DI Council Committee and Volunteer Time
<b>COMMUNITY FACILITIES AND ASSETS COMMITTEE</b>			
Continue to work with County and community organizations and members to address the issues with the existing dump site with potential short-term solutions, ie. fencing, manning the facility, covered dumpsters	D,E	Ongoing	DI Council Committee, Community Organization and Citizen Volunteer Time
Continue to coordinate on a long-term, sustainable solid waste facility	D,E	Mid-Range	DI Council Committee, Community Organization and Citizen Volunteer Time
Continue and expand Adopt-A-Road Program	A,D,E	Ongoing	Volunteer time/Coordination with Daufuskie Island Conservancy
Coordinate to include in tourist pamphlets information regarding litter prevention and golf cart safety	A,B,D,E	Short-Range	DI Council Committee and Volunteer Time/Coordination with Existing Businesses with Tourist Information
Organize a volunteer network to maintain public facilities	A,B,D,E	Ongoing	DI Council Committee and Volunteer Time
Ensure roadway and dumpsite grading do not adversely impact environmental resources and drainage	E	Ongoing	DI Council Committee/Coordination with County





Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Identify services lacking for year-round Island residents, including those needed to serve aging populations, and prioritize need to develop options for meeting the identified needs	B,C	Ongoing	DI Council Committee, Community and Volunteer Time/Coordination with County, Other Organizations to Potentially Meet Needs
<b>PLAN IMPLEMENTATION COMMITTEE</b>			
Update and simplify Island Code	A,B,C,D,E,F	Short-Term	DI Council Committee
Monitor progress of plan recommendations	A,B,C,D,E,F	Ongoing	DI Council Committee
Establish on-island planning advisory board to provide input to County and County Planning Commission regarding Island developments and consistency with code	A,B,C,D,E,F	Short-Term/Ongoing	DI Council Committee
<b>TRANSPORTATION COMMITTEE</b>			
Work with County to identify and implement potential road material that can stabilize the unpaved roads without paving to avoid additional impervious surfaces and drainage issues	A,D,E	Mid-Term	DI Council Committee
Continue to Coordinate with County and Palmetto Breeze to provide stable, consistent, and quality public ferry service	A,B,C	Ongoing	DI Council Committee
Open discussions with SCDOT/Office of Public Transit to gain understanding of transit funding and explore additional options	A,B,C	Short-Term	DI Council Committee



Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Research other ferry systems' organizational structures, funding mechanisms to identify potential models	A,B,C	Short-Term	DI Council Committee
Continue to coordinate with County on acquisition of rights of way on roads maintained by the County for more than 20 years.	A,B,D,F	Ongoing	DI Council Committee
<b>CULTURAL/HISTORIC/NATURAL PRESERVATION COMMITTEE</b>			
Work with the Gullah Geechee National Heritage Corridor to promote Daufuskie and identify opportunities for heritage preservation and potential funding	A,B,D,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Coordinate with organizations such as the Preservation SC, Daufuskie Island Historical Foundation and other interested parties and agencies to address preservation of historic Gullah houses and identify grant opportunities	A,B,D,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Work with and support existing preservation groups on the island	A,B,D,E,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Meet with Tybee Island officials and SC state agencies to understand grant opportunities for beach renourishment	D,E	Short-Term	DI Council



Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Coordinate with Beaufort County to conduct a significant tree survey and develop protections within the code for significant trees	A,B,D,E	Mid-Term	DI Council/Beaufort County Staff Time
Continue with existing wayfinding signage	A,B,C,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
<b>COORDINATION COMMITTEE</b>			
Continue close coordination with Beaufort County staff and elected officials on issues affecting Daufuskie Island	A,B,C,D,E,F	Ongoing	DI Council and Committee
Work with Beaufort County, state and regional agencies to identify funding for grants researcher and writer	A,B,C,D,E,F	Short-Term	DI Council and Committee
Establish committee, including Beaufort County officials, to examine and identify governance options for the Island	A,B,C,D,E,F	Mid-Term	DI Council and Committee
Continue to use existing tools to communicate community information (website, social media)	A,B,C,D,E,F	Ongoing	DI Council and Committee
Coordinate with Daufuskie Island Fire and Emergency Services and Beaufort County Emergency Management officials to educate and inform residents on hurricane preparedness	A,B,C,D,E,F	Ongoing	DI Council and Committee



Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Work with state economic development agencies and tourism agencies for assistance and support in developing programs to capitalize on tourism	A,B,C,D,E,F	Ongoing	DI Council and Committee
<b>RESOURCE DEVELOPMENT AND GRANTS COMMITTEE</b>			
Utilize existing community resources to identify potential grant opportunities	A,B,C,D,E,F	Short-Term	DI Council Committee and Community Organizations
Coordinate with community resources, organizations and businesses to develop major Island festival (in addition to Daufuskie Days)	A,B,C,D,E,F	Short-Term	DI Council Committee, Community Organizations and Businesses
Identify and hire grants researcher/writer (part time)	A,B,C,D,E,F	Long-Term	DI Council/Funding from Organizations, Proceeds from Fund-raisers and Festival



*APPENDICES*





## APPENDICES

- Community Participation Documentation
- Survey Results
- Existing Conditions Mapping



COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 1

June 29, 2017



THE UPDATE OF THE DAUFUSKIE ISLAND PLAN IS UNDERWAY AND...

# WE NEED YOU!

**THURSDAY, JUNE 29<sup>th</sup>**

**5:00 -6:30 PM**

**MARY FIELDS SCHOOL**

The Daufuskie Island Plan will chart the future course of the Island **and your participation is vital**. There are several ways to participate:

**PUBLIC MEETINGS** - *The first meeting is scheduled for Thursday, June 29<sup>th</sup> at Mary Fields School, 5:00 PM to 6:30 PM.* Light refreshments will be provided. In addition to this first meeting, there will be a series of additional public meetings over the course of the plan development that will provide interactive opportunities for your feedback and input.

**COMMITTEE ON THE DAUFUSKIE ISLAND PLAN AND CODE**- This group is a committee of the Daufuskie Island Council established to guide the process of updating the plan and code. This committee of Council will serve as the Project Advisory Committee during the plan development and will meet regularly over the course of the process. These meetings are open to the public and all are welcome to attend. The Committee and the technical project team are listed below.

## COMMITTEE ON THE DAUFUSKIE ISLAND PLAN AND CODE

DAUFUSKIE ISLAND COUNCIL MEMBERS	CITIZEN MEMBERS
Deborah Smith, Committee Chair	Leeann Coulter
Darnell Brawner	Martha Hutton
Sallie Ann Robinson	Andy Mason
John Schartner	Geoff Jenkins

## PROJECT TEAM

Tony Criscitello, Director, Beaufort County Planning Department
Beverly Davis, AICP
"Sonny" Timmerman, P.E., AICP





# DAUFUSKIE ISLAND COMPREHENSIVE PLAN UPDATE

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## PUBLIC WORKSHOP #1

Thursday, June 29, 2017 5:00 – 6:30 pm  
Mary Fields School, Daufuskie Island

### **AGENDA:**

- 1. Welcome and Introductions**
- 2. Study Overview Presentation**
- 3. Group Exercise**
- 4. Next Steps**
- 5. Adjourn**

**The Comprehensive Plan charts the future course of the Island and your participation is vital.**



**DAUFUSKIE ISLAND PLAN AND  
CODE UPDATE**

*June 29, 2017*



**Agenda**

- The Plan Update and Process*
- Public Involvement/Participation*
- Schedule and Key Milestones*
- Review of Other Plans: Vision / Goals*
- Small Group Exercise*
- Next Steps*

**RS&H**

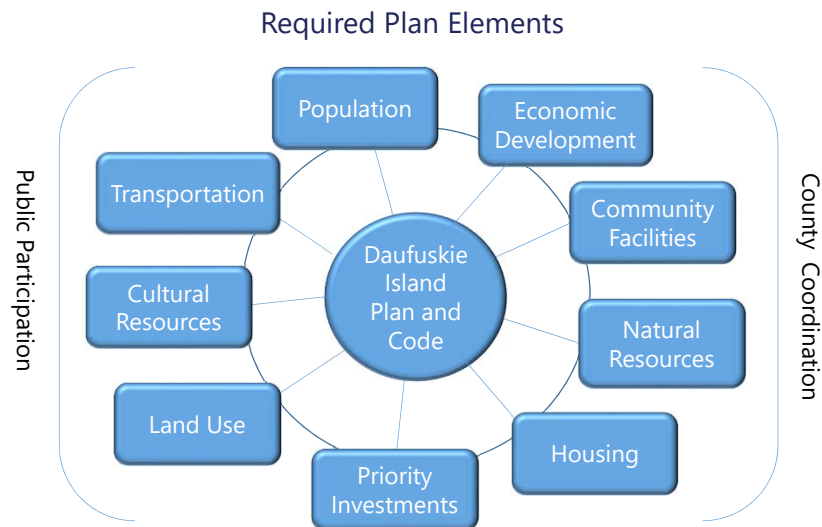
## Plan Update

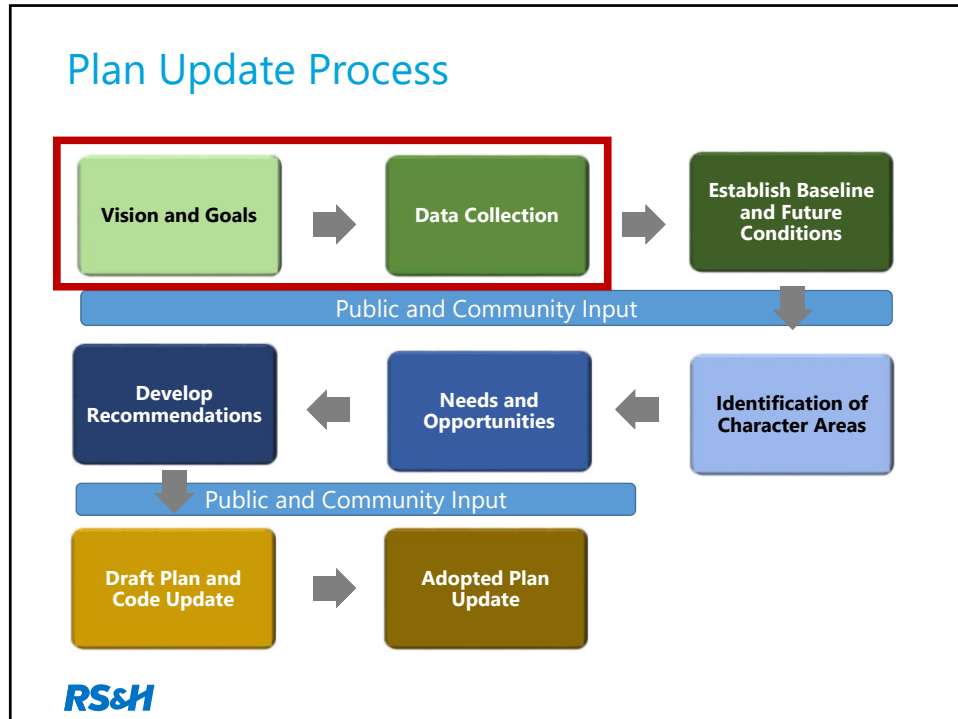
- » Daufuskie Island Council Initiative
  - Deborah Smith, Chair, Committee on the Daufuskie Island Plan and Code
  - Darnell Brawner, Council Member
  - Sallie Ann Robinson, Council Member
  - John Schartner, Council Member
  - Leeann Coulter, Public Member
  - Martha Hutton, Public Member
  - Andy Mason, Public Member
  - Geoff Jenkins, Public Member
  
- » Council Committee serves as the Project Advisory Committee



## Comprehensive Plan Update Process

- » Completed within the Framework of State Planning Requirements and Beaufort County Plan





## Public Involvement/Participation

- » Public/Community Involvement is the Foundation of the Plan Development
- » Opportunities for Input
  - Project Advisory Committee
    - Participants meet regularly throughout the process
    - Opportunities for input at the detailed, technical analysis level
    - Open to the public
  - Public/Community Workshops
    - Meetings held throughout the process
    - Interactive and participatory
    - Focused at a higher, recommendation level
  - Daufuskie Council, Beaufort County Council and Planning Commission
    - Updates throughout the process

**RS&H**

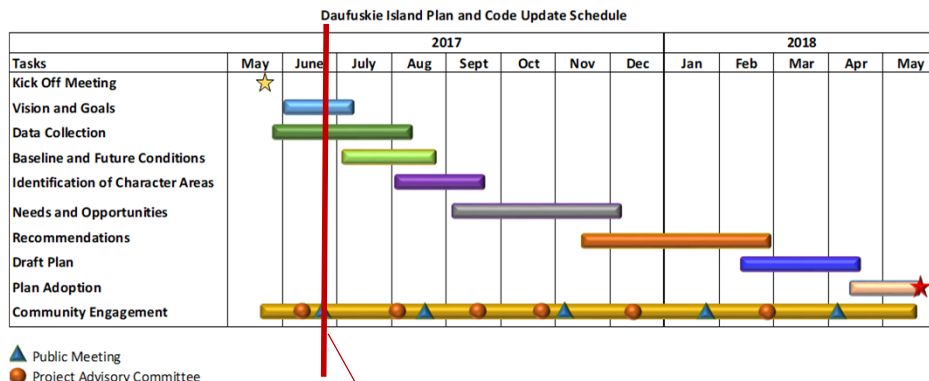
## Public Involvement/Participation

- » Public Meetings/Workshops:
  - June 29, 2017
    - Review of planning process
    - Vision Statement
  - August, 2017
    - Finalize vision statement
    - Character Areas – Needs, Opportunities, Goals
  - October/November, 2017
    - Draft Recommendations by Character Areas
  - January, 2018
    - Plan Presentation and Needed Code Revisions
  - March, 2018
    - Code Revisions

- » Governmental Coordination:
  - Daufuskie Island Council
    - Monthly Updates
    - April, 2018 – Recommendation for Adoption
  - Beaufort County Council and Planning Commission
    - Milestone Presentations
    - County Council Adoption – May, 2018



## Project Schedule



We Are Here



*QUESTIONS?*

**RS&H**

*REVIEW OF OTHER PLANS*

**RS&H**

## Beaufort County Comprehensive Plan

- » Overall Vision
  - *“ Promote safe and healthy communities that preserve and build on the County’s unique sense of place; and promote sustainable economic opportunities that allow all County residents to thrive and prosper”*
- » Eight Vision Statements
  - *Preserve the natural beauty*
  - *Create new industries and jobs for a strong economy*
  - *Build better roads and encourage two-wheeled and two-footed travel*
  - *Preserve the rich cultural heritage*
  - *Permit development while maintaining sense of place*
  - *Create parks and conserve open spaces*
  - *Ensure affordable housing for all residents*
  - *Provide public services without breaking the bank*



## Tourism Product Development Concept for the Lowcountry Region (SC PRT)

- » Daufuskie Island
  - *“Even by the extremely high standards of the Lowcountry, Daufuskie Island represents a unique asset.*
  - *As an ecotourism destination, further large scale real estate development should be prohibited, and strict zoning controls placed on the development of new structures.*
  - *Sustainable energy and transport options and recycling for the Island should be developed, and unsealed roadways left in their present condition.*
  - *Consideration should be given to the designation of an historic area in order to identify and preserve a zone where examples of the Island’s unique architecture may be relocated and preserved.”*



## Other Plans

- » Southern Beaufort County Plan
  - Two regional parks
    - County Dock site
    - Beach Access from Beach Road
- » Gullah Geechee Special Resource Study
  - Documentation of Gullah culture and loss of cultural assets to development
  - Recommendation: Protect resources through establishment of a Gullah/Geechee National Heritage Area



## Other Plans: Addendum 7/10/17

- » Daufuskie Island Conceptual Master Plan Charrette Report
  - Clemson Institute for Economic and Community Development
    - Recognition of Daufuskie's uniqueness
    - Focused on development of a plan and zoning recommendations
      - Maintain Haig Point Road as currently configured, with parallel path for walking, bicycles and golf carts
      - Protection of neighborhoods outside of the resort plantations and emphasizing Daufuskie style of land use/architecture
      - Mixed use district at south end of the island at county dock area
      - New public landing in the island center (Melrose/Freeport area) to become main portal
      - Updated zoning categories allowing small retail/businesses particularly in the center portal and southern portal





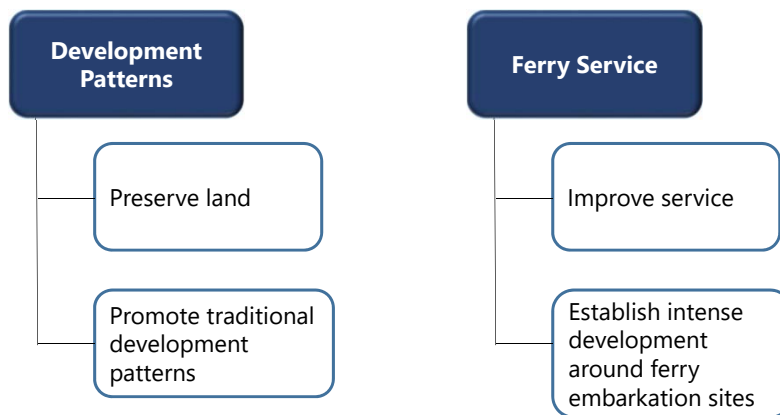
## Other Plans: Addendum 7/10/17

» Daufuskie Island Conceptual Master Plan Charrette Report  
– Clemson Institute for Economic and Community Development

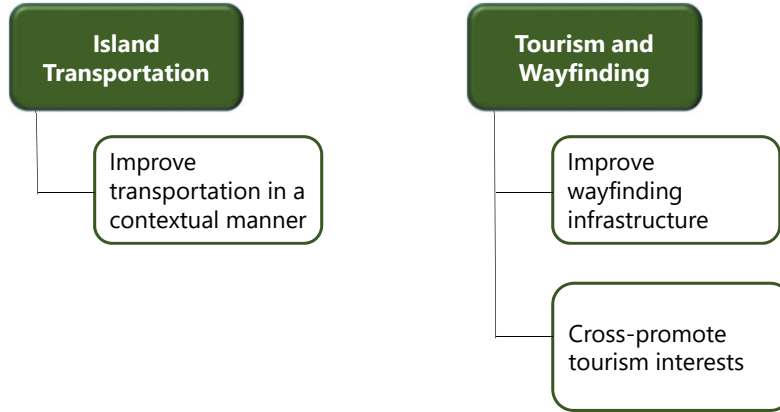
- "Daufuskie Island Covenant": *Similar to a vision statement*
  - Preservation of traditional island way of life while preparing for a prosperous future by responsible growth and maintaining values
  - Preservation of natural, cultural, historic resources
  - Civic engagement, economic diversity, sustainable development
  - Quality of life for generations
  - Welcome newcomers and opportunities while preserving island values



## Daufuskie Island Plan

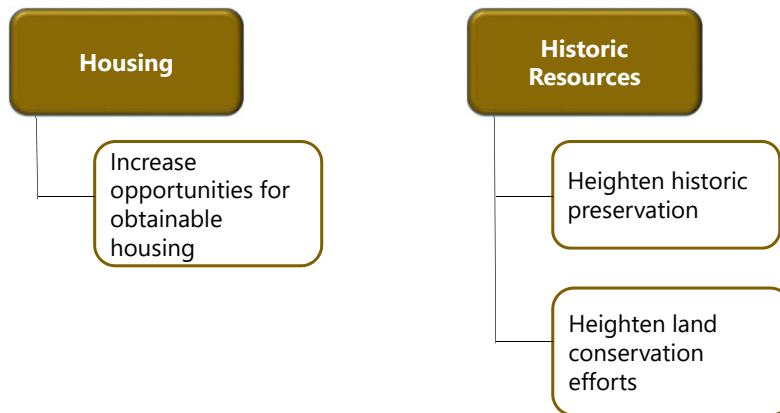


## Daufuskie Island Plan



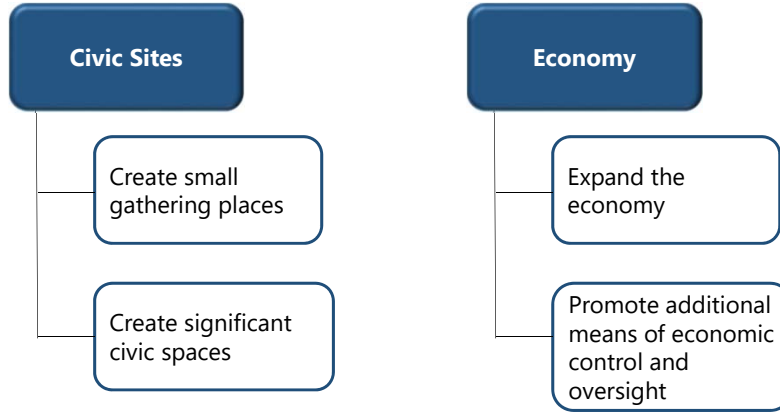
**RS&H**

## Daufuskie Island Plan

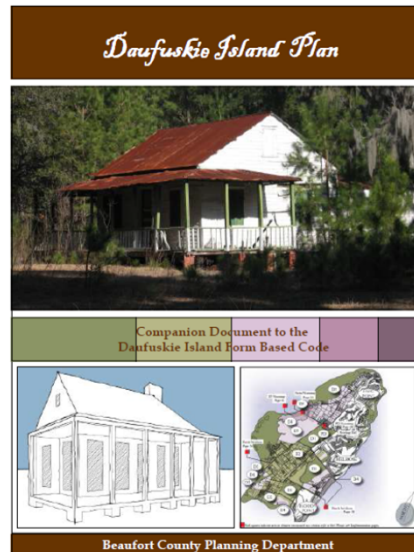
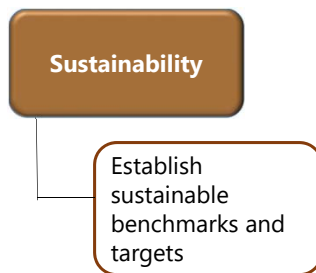


**RS&H**

## Daufuskie Island Plan



## Daufuskie Island Plan



QUESTIONS?



**RS&H**

GROUP EXERCISE



**RS&H**

## Group Exercise – Island Vision

- » Vision
  - What do we want to be when we grow up?
  - Provides the framework for the plan
- » Facilitated Discussion to Develop Vision Statement Elements
  - Brief review of other Vision Statements
  - Identification of priorities
- » Group Results will be Displayed and Top Priorities Identified by Participants
  - Sticky dots
- » **REMEMBER**
  - **Agree or Disagree...Every opinion is valid**



**RS&H**

## Next Steps

- » Data Collection
  - Develop existing conditions to present at next public meeting
- » Develop draft vision statement based on workshop results and list of priorities
- » Disseminate draft vision statement and priorities in a survey (on-line and hard copy) for additional feedback
- » Project Advisory Committee meetings – all are welcome!
- » Next public meeting (August)
  - Finalize vision statement
  - Existing conditions
  - Identify character areas

**RS&H**

**EXAMPLE LOCAL GOVERNMENT VISION STATEMENTS**

<p>Tybee Island, GA</p>	<p>As concerned citizens of The City of Tybee Island, we will be conscientious <b>stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community</b>. We will also ensure that our <b>growth does not exceed the Island's carrying capacity</b>. We will foster a <b>vibrant, year-round economy</b> and support our business community in its goal to provide quality services and facilities for both residents and visitors. We will provide increased recreational and educational opportunities for all age groups to <b>promote Tybee Island as a family-friendly, four season vacation destination, while enhancing the distinctive atmosphere of our Island life</b>.</p>
<p>Isle of Palms, SC</p>	<p>Isle of Palms has developed into a premier barrier island residential community with a variety of housing styles, commercial uses and recreational facilities and the natural resources that make Isle of Palms such a wonderful place to live and visit remain intact and in good condition. Measures that will <b>enhance the existing character of the island</b> as a quality place to live, and <b>protect the environment</b> both on and around the island, must be taken <b>to guide development and preserve the quality of life</b> for generations to come.</p>
<p>Key West, FL</p>	<p>Our mission is to <b>protect our natural and built environment</b> and <b>honor our local heritage and cultural identity</b> with citizens actively engaged in the life of our neighborhoods and community. Together we shall <b>promote ongoing redevelopment of a sustainable economy, quality of life</b>, and modern city infrastructure. Our government shall act on behalf of the long-term, generational interests of residents and visitors of Key West.</p>
<p>Manteo, NC</p>	<p>Manteo will <b>maintain its character as a small town occupied year round, with an economy that accommodates intensive tourism</b> during the summer. The town will <b>promote limited, planned growth</b>, encourage the provision of <b>affordable housing</b>, and integrate the various parts of the town through a combination of improved traffic management and pedestrian improvements, while celebrating the past history and continuity of life of the early settlers and recent arrivals alike. The town <b>encourages new building and redevelopment alike respect and maintain their compatibility</b> with the town's standards and styles.</p>
<p>Franklin County, FL (Apalachicola)</p>	<p>Ensure that the character and location of land uses in Franklin County <b>minimize the threat to the natural environment or public health, safety, and welfare</b>, and <b>maximize the protection of the Apalachicola Bay</b>, while <b>respecting individual property rights</b>.</p>
<p>St Marys, GA</p>	<p>The City of St. Marys goals are to <b>maintain our welcoming, small-town community atmosphere</b> as a Georgia gateway and destination; and to remain committed <b>to investing in our natural and cultural resources</b> while proactively <b>planning for continued myriad growth opportunities</b>. Our priorities include: creating an open and engaging community that is committed to <b>improving quality of life</b> through expanding opportunities <b>for economic development</b> and implementing policies that will foster <b>sustainable growth</b>.</p>

**EXAMPLE VISION STATEMENTS: ISLANDS ACCESSIBLE ONLY BY BOAT**

<p><b>Bald Head Island, NC</b> Yr. Round Pop: 177 Area: ~ 9.5 sq. mi. Private ferry operator</p>	<p>Bald Head Island is a residential, family oriented community and major family vacation destination committed to <b>living in harmony with nature</b> while being <b>supportive of activities and services necessary to enhance the quality of life on the island.</b></p>
<p><b>Mackinac Island, MI</b> Yr. Round Pop: 489 Area: ~4 sq. mi. Private ferry operators</p>	<p><b>Maintain a high quality of life</b> for both present and future island residents; <b>preserve the physical, social, environmental, historical and cultural characteristics</b> of the island; guide new development in a manner that conserves natural features, <b>protects environmentally sensitive areas</b>, and meets the long term needs of the community while <b>recognize land owners’ rights to reasonable use of their land; balance the rate of land development with the available public facilities, services and infrastructure.</b></p>
<p><b>Avalon, CA (Catalina Island)</b> Yr. Round Pop: 3,802 Area: ~ 3 sq. mi. (Village) ~ 76 sq. mi. (Isl.) (85% in Conservancy) Private ferry operators</p>	<p>Maintain a <b>population size, both residents and visitors, that is consistent with the natural resources, public service and other factors</b> while continuing to <b>attract, accommodate and satisfy tourists</b> upon which the local community is dependent; maintain and <b>enhance the unique ecology and environmental features</b>; Exemplify <b>environmental awareness and stewardship</b>; provide services to all type of visitors and <b>maintain the sense of place</b> that is the draw for tourists and residents alike.</p>
<p><b>Little Gasparilla Island, FL</b> Yr. Round Pop: ~100 Area: ~ 3 sq. mi. Private water taxi</p>	<p>Little Gasparilla Island is a pristine piece of old Florida, conveniently located minutes from the mainland and its amenities and services. <b>Quiet, peaceful and uncrowded</b>, the island is an <b>informal, yet cooperative collection of residents who cherish the breathtaking beauty of their unique island home and easy-going lifestyle.</b> The island combines <b>history, nature and individuality.</b></p>
<p><b>Anderson Island, WA</b> Yr. Round Pop: 1,037 Area: ~ 8 sq. mi. Pierce Co. operated ferry</p>	<p>Anderson Island is a historic and rural residential community with an attractive and compact central node. <b>Growth on the island is managed to retain the historic and caring character, foster a sense of community and diversity and preserve the natural environment.</b> Residential and commercial <b>development is designed to integrate into the natural surroundings and infrastructure and services supports a diversity of resident’s needs.</b></p>
<p><b>Guemes Island, WA</b> Yr. Round Pop: 605 Area: ~ 8 sq. mi. Skagit Co. operated ferry</p>	<p>To <b>allow growth that will conserve the island’s groundwater resources, rural character, and sense of community.</b> Rural character includes both the amenities of the <b>natural environment</b> and the <b>lack of urban-scale development</b> and applies the non-visual aspects of rural life, including <b>self-sufficiency, sense of community and mix of land uses.</b></p>
<p><b>Nantucket, MA</b> Yr. Round Pop: 10,000 Area: ~ 49 sq. mi. (40% Cons.) State and private ferries</p>	<p>To <b>create and sustain a healthy community</b>, one whose residents have <b>stability and security with resources protected</b> for future generations.</p>

**Guemes Island Sub-Area Plan: Island Welcome: Capturing the Vision**

*“As you walk here step gently, enjoy the young raven in the ancient fir tree that shades the cattail marsh just up from the beach*

*Sense the harmony of the islanders as they go about with an unhurried pace, a kind wave of the hand for all passers by*

*Admire the quiet. Breathe the peace we all try to preserve for each other; and do no harm here to our place...to our home.”* – Gary Davis, Guemes Island Poet

**TOP FIVE THINGS I LOVE ABOUT DAUFUSKIE ISLAND  
PUBLIC MEETING JUNE 29, 2017**

**HISTORIC DISTRICT (8 Responses)**

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Beauty Natural Beauty Natural Beauty Nature Nature and woodlands Nature- Trees Wildlife	Low density population No traffic No traffic Quiet Quiet Quiet and peaceful Rural Sand roads Simplicity Small population	Close to modern stuff Island is not for everyone Location Seclusion Separation from the world	A little wild Atmosphere	Diverse demographics Friendly People Friends People People People People	Safe community	History/Heritage	River and ocean Waterways Beach Water	Home based businesses Opportunities for new small businesses Unique small businesses

**HAIG POINT (8 Responses)**

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Beautiful Environment Environment Natural beauty Natural beauty Natural beauty Nature Wildlife Wildlife	Calm/Serene No artificial structure No traffic Quiet Remoteness/rural Rural Rural	Inconvenience/commitment to be here Insulation Isolated but connected No bridge No bridge No bridge Remote but connected/ease of use	Artisan culture Bugs-Keeps yankees away Character/Quirkiness Distinct areas No cops Opportunity to be yourself Quality of life Slow pace of life Uniqueness	Community culture Community involvement Diverse community Diverse demographics Friendly people People Sense of community Sense of community	Safety Safety	Historic	Waterfront	Small businesses

**MELROSE (9 Responses)**

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Natural beauty Natural beauty Natural beauty Natural beauty Natural beauty Natural beauty/diversity Wildlife	Connection with nature Dirt roads Golf cart transportation No franchises No traffic Non-Commercialized Not overbuilt/avoid overdevelopment Quiet Quiet Quiet/peaceful Remote/undeveloped Retreat/Restorative Rural Rural Uncrowded Uncrowded Undeveloped	Island/no bridge Moat	Culture Distinct areas Distinct communities Healthy lifestyle Unique character Uniqueness	Community/family Diversity Friendly Friendly people Neighborly People People Sense of community Sense of community	Safety Safety	History History	Beautiful beaches Beach	

**\*\* NOTE: No participants identified their address in Bloody Point**



GROUP EXERCISE RESULTS: PUBLIC MEETING JUNE 29, 2017

Community Character		Growth/Development		Environment		Economy		Community Assets		History/Culture		Access		Infrastructure	
Balance lifestyle with commercial presence	4	Balance growth with community character	10	Enhance cleanliness	1	Ability to earn a living	3	Community meeting space/event space	1	Continued artisan support: accentuate and highlight	2	No bridge	3	Provide dedicated public ferry landing	2
Beautiful, tree lined roadway network	---	Balance prosperity while maintaining character	4	Maintain/preserve natural beauty	5	Build on strengths of the island	1	Maintain access of the river	1	Foster the arts	3	Preserve limited access	1	Provide island with sufficient infrastructure to support growth: community wastewater, underground utilities, sustainable refuse collection, water supply	---
Diverse demographics	3	Sensible growth	4	Preserve natural environment	3	Enhance tourism economy	---	Preservation of waterfront	2	Maintain Preserve historical assets	6	Preserve limited access to the island/no bridge	2	Maintain balance of paved/unpaved roads for safety, security, and access	---
Environment not overly commercialized	1			Preserve natural environment and lack of pollution and noise	2	Foster small agri-business	---	Preserve beach	---	Preserve historic/cultural assets	1	Preserve remoteness with proximity to "other world"	1	Transportation on and off the island	2
Extraordinary community involvement and welcoming people	1			Preserve open space	---	Increased tourism in a mindful way	2	Preserve local island school	---	Preserve historical and cultural heritage	1			Balance of transportation infrastructure/roads	3
Islanders want to be here and forgo convenience	4			Preserve undeveloped nature	---	Maintain diverse, unique small businesses	6	Preserve local school	---	Preserve history and culture	2				
Keep uniqueness of the island	3			Preserve wildlife	1	Maintain natural resources/expand eco-tourism	---	Preserve public access to waterfront/river/public beach	2	Preserving architectural integrity and diversity	3				
Maintain pace of life	4			Preserve wildlife habitat	2	Provide meaningful work opportunities	2	Use existing assets for community purposes	3						
Maintain quiet	1			Tour space for viewing natural assets	2	Provide sustainable economy that promotes quality of life and maintaining island character	1	Preserve fire/EMT services	---						
Maintain rustic character	---			Vegetative Buffers	---	Showcase Daufuskie opportunities	1	Preserve community spaces (parks, meeting spaces)	2						
Maintain the character	4			Well managed model of natural environment	2	Sustainable tourism	2	Establish good working relationship with Beaufort County	1						
Maintain tight knit community	3														
No big developments	4														
Open community interaction and neighborly															
Preserve diversity	2														
Preserve different character of communities	2														
Preserve eco-system and dirt roads	2														
Preserve friendliness and sense of community	4														
Preserve our way of life	3														
Preserve peace and quiet	3														
Preserve rustic character	1														
Preserve rustic character, homebased businesses, unpaved roads, architecture	3														
Preserve unique, quiet and safe environment	1														
Preseve community culture	1														
Rural character	3														
Rural nature and low density	5														
Safe community	---														
Safety in adventures for children	2														
Support vibrant lifestyle of residents while maintaining the restorative aspects	2														
<b>Total Votes</b>	<b>66</b>		<b>18</b>		<b>18</b>		<b>18</b>		<b>12</b>		<b>18</b>		<b>7</b>		<b>7</b>

Public Meeting # 1: 6/29/17



Public Meeting # 1: 6/29/17



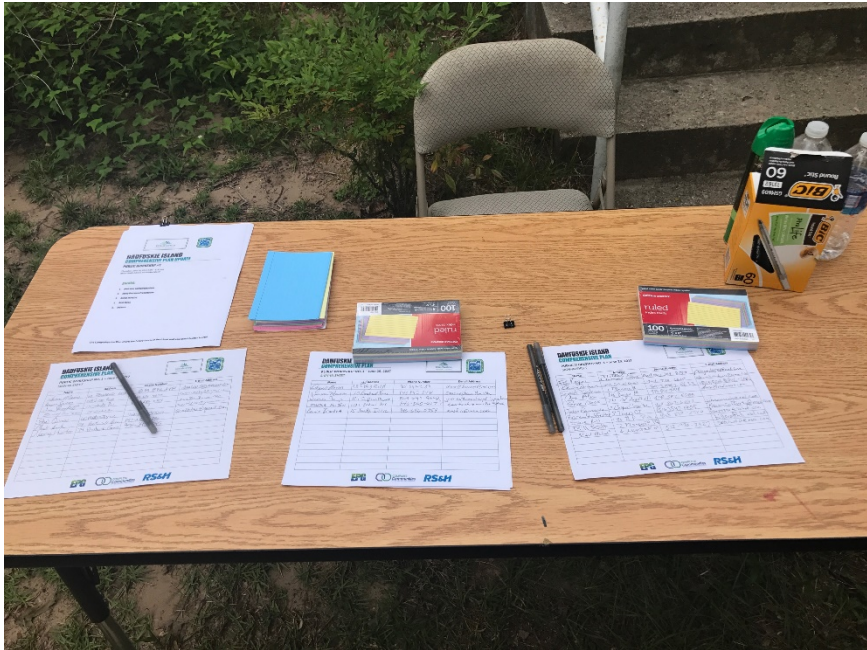
Public Meeting # 1: 6/29/17



Public Meeting # 1: 6/29/17



**Public Meeting # 1: 6/29/17**





COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 2

October 2, 2017

(Postponed from August 28, 2017 due to inclement weather)



# DAUFUSKIE ISLAND COMPREHENSIVE PLAN UPDATE

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## PUBLIC WORKSHOP #2

**Monday, August 28, 2017**  
**Mary Fields School, Daufuskie Island**

### AGENDA:

1. Welcome and Introductions
2. Study Update and Schedule
3. Survey Results
4. Existing Conditions Overview
5. Character Area Overview
6. Group Exercise
  - a. Character Area Identification
  - b. Issues
7. Next Steps
8. Adjourn

**The Comprehensive Plan charts the future course of the Island and your participation is vital.**





**DAUFUSKIE ISLAND PLAN AND CODE UPDATE  
PUBLIC MEETING – 8/28/17**



**WHAT IS A CHARACTER AREA?**

- Local jurisdictions are comprised of smaller areas that have their own set of defining characteristics
- Planning tool to address specific issues and identify strategies specifically for these areas
- Specific geographic area with the following
  - Unique or special characteristics
  - Potential to evolve into a unique area
  - Require special attention due to unique development issues
- Serves as a guide for land use, zoning, and public investments to ensure the area meets the overall vision

**EXAMPLES OF CHARACTER AREAS: TYBEE ISLAND COMPREHENSIVE PLAN**

**BACK RIVER NEIGHBORHOOD**

Characteristics	Issues
<ul style="list-style-type: none"> <li>• Unique residential neighborhood</li> <li>• Waterfront lots</li> <li>• Beach access along the Back River</li> <li>• Public access to water</li> <li>• Open space</li> <li>• Scenic views</li> <li>• Low impact commercial service uses</li> </ul>	<ul style="list-style-type: none"> <li>• Identification and protection of historic properties</li> <li>• Maintaining unique Tybee sense of place</li> <li>• Protecting the interests of full time residents balanced with tourism</li> <li>• Maintain height limits</li> <li>• Compatible redevelopment with adjacent areas</li> <li>• Limit zoning variances</li> <li>• Zoning ordinance update</li> <li>• Impacts from down-zoning</li> <li>• Maintaining public access to water</li> <li>• Unsafe conditions for pedestrians</li> </ul>

**BEACHES**

Characteristics	Issues
<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Natural, environmentally sensitive</li> <li>• Beachfront and dune system</li> <li>• Recreational opportunities</li> <li>• Protection is critical to the community</li> </ul>	<ul style="list-style-type: none"> <li>• Beach and shoreline protection</li> <li>• Water quality</li> <li>• Emergency/disaster preparedness and rebuilding planning</li> <li>• Preservation/enhancement of the dune system</li> <li>• Jetties remaining in water</li> <li>• Impacts from shipping channel</li> <li>• Lack of/condition of public facilities</li> </ul>



**DAUFUSKIE ISLAND PLAN AND  
CODE UPDATE**

*October 2, 2017*



**Agenda**

- Project Update and Schedule*
- Survey Results*
- Existing Conditions Overview*
- Character Area Overview*
- Group Exercise*
- 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

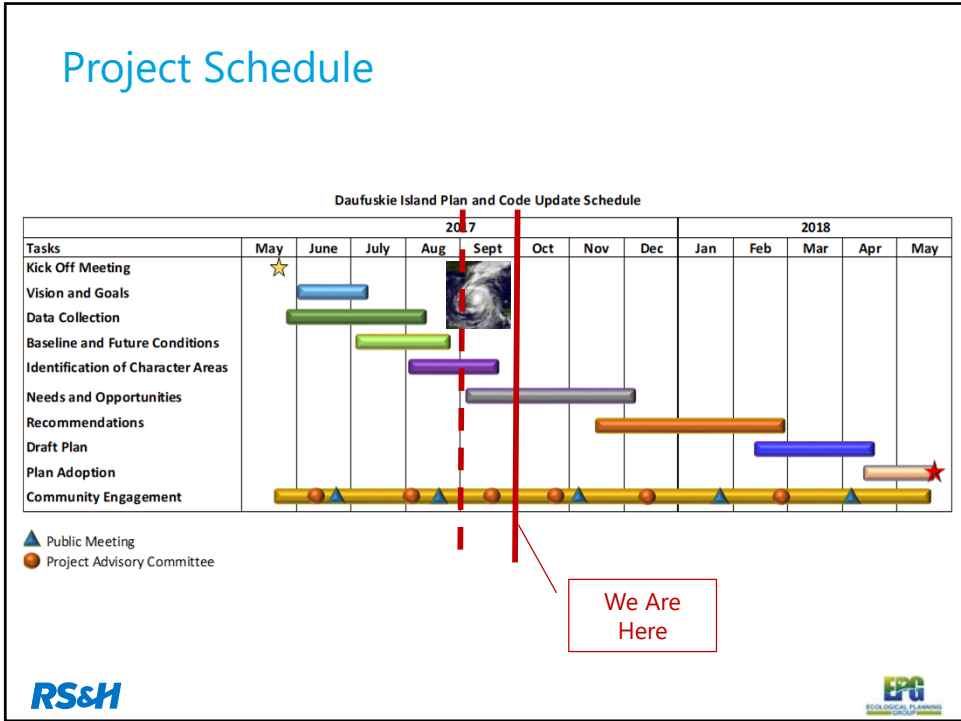


## Project Update

- » Survey completed and results analyzed
  - Online
  - Hard copy
  
- » Data collection
  
- » Establish existing conditions
  
- » Finalized Vision Statement



# Project Schedule



# SURVEY RESULTS



## Public Survey Review

The survey was available to the public for approximately one month

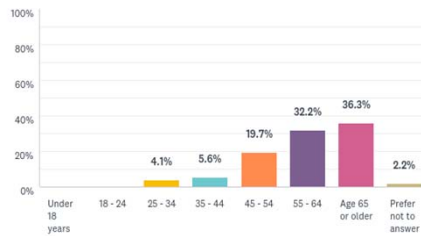
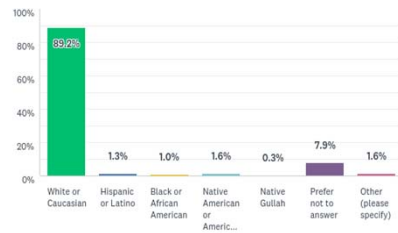
- » Survey went live on July 25, 2017
- » Survey was closed August 24, 2017
- » Total 368 participants (including paper copies)
- » Total of 314 complete responses



## 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>

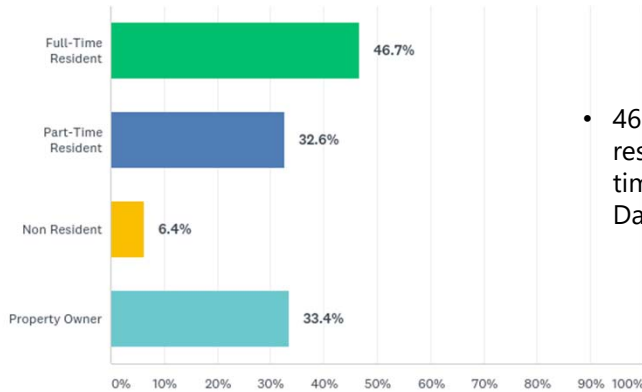


- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older



## Public Survey Results

What is your status on Daufuskie Island?

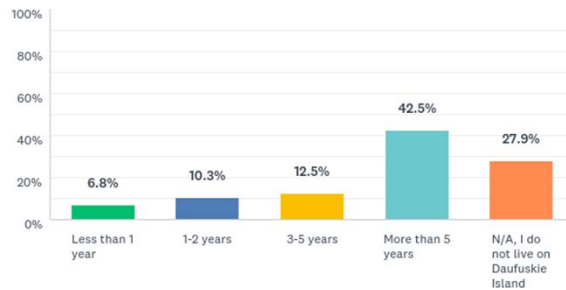


- 46.7% of respondents are full-time residents of Daufuskie Island.



## Public Survey Results

If you are a resident, how long have you lived on Daufuskie Island?

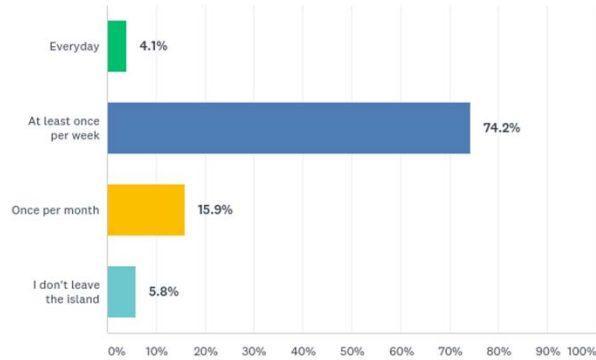


- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year



## Public Survey Results

How often do you travel between the island and mainland?

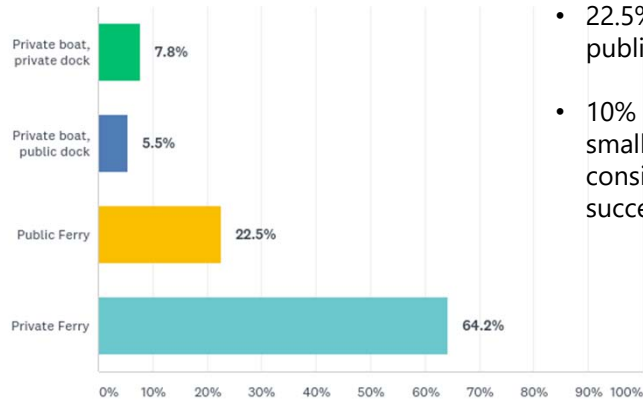


- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.



## Public Survey Results

How do you typically access the island?

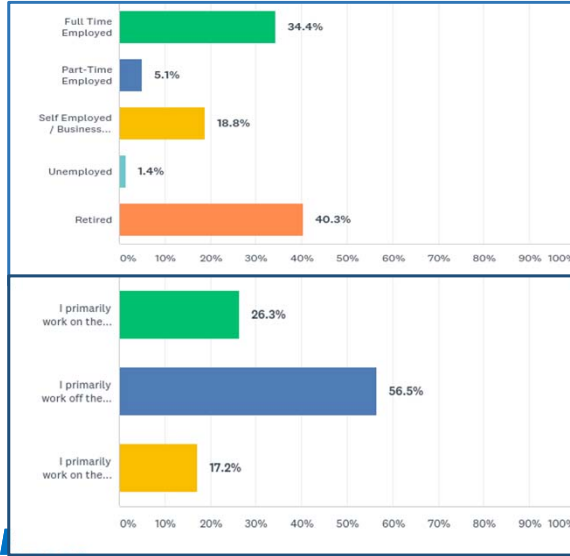


- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful



## Public Survey Results

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

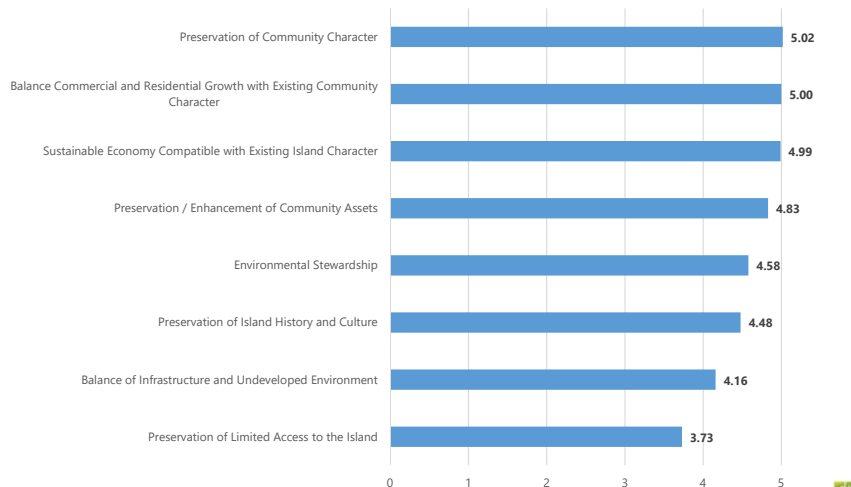


- 40.3% are retired
- 34.4% employed full time
- Almost 20% are self-employed
- 56.5% work off the island
- 17.2% work on the island from home

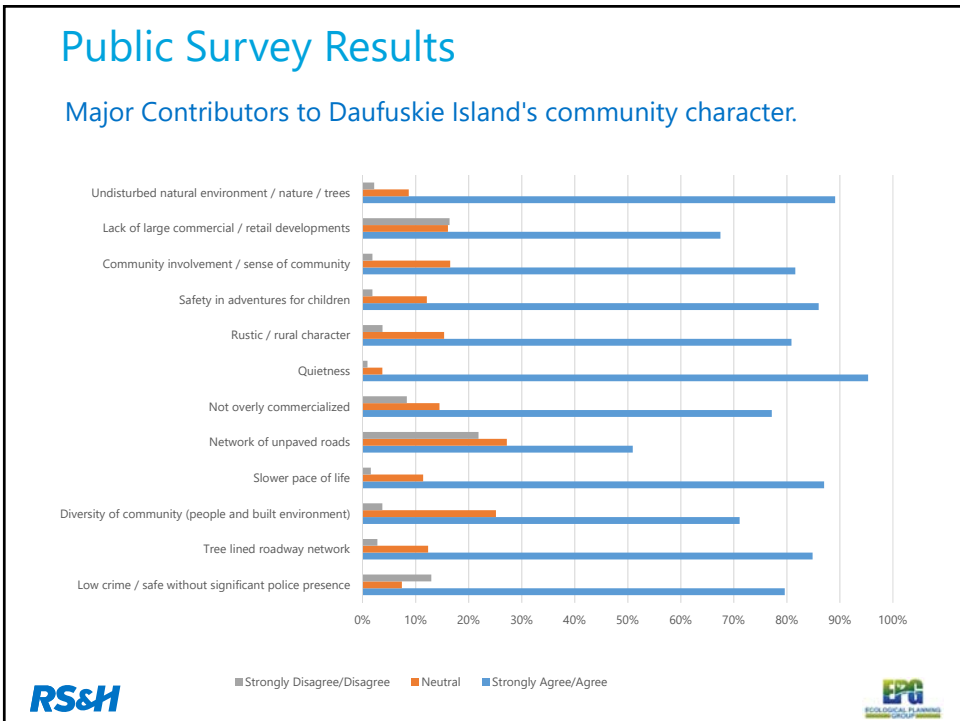
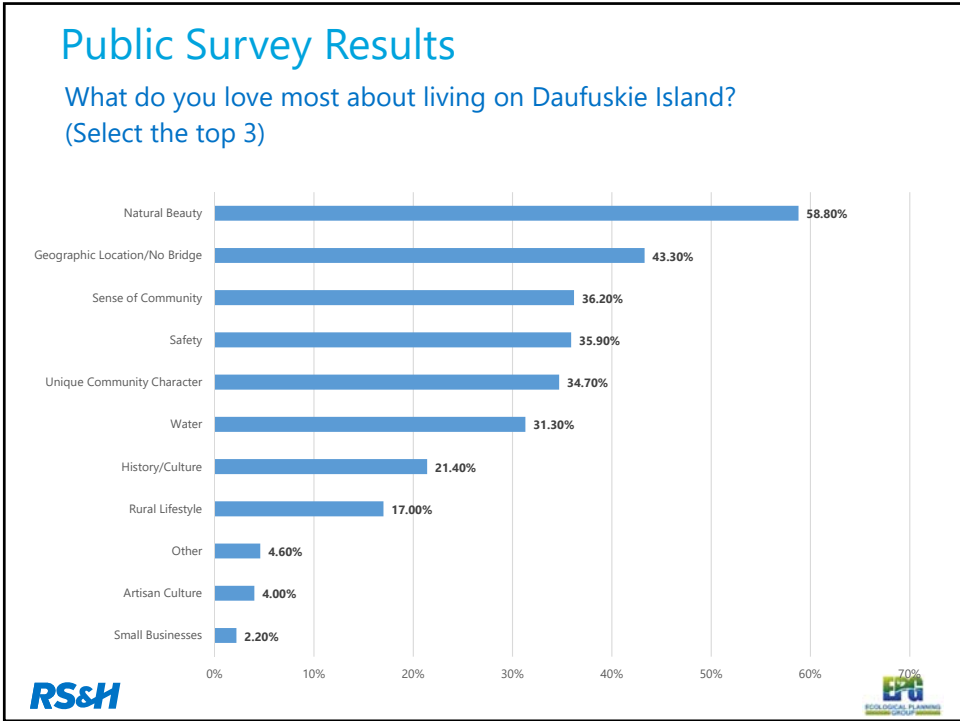


## Public Survey Results

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?







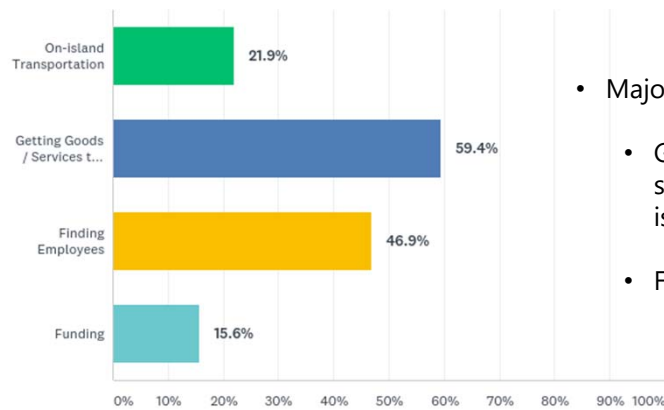
## Public Survey Results

- » Major Contributors to Daufuskie Island Character
  - All were considered to be important by respondents
  - The top three contributors:
    - *Quietness*
    - *Undisturbed Natural Environment/Nature/Trees*
    - *Slower Pace of Life*



## Public Survey Results

What are the major challenges you face as a business owner on the island?



- Major Challenges:
  - Getting goods and services to the island
  - Finding employees



## Public Survey Results

- » What do you dislike about Daufuskie?
  - Majority of the respondents did not dislike anything about Daufuskie
  - Sample comments received multiple times:
    - *Bugs*
    - *Some people want to change it to be like where they came from*
    - *Snakes*
    - *Because I'm not a resident*
    - *Lack of respect/understanding between Island residents, particularly Haig Point and the Historic District residents*



## 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





## Daufuskie Island Vision

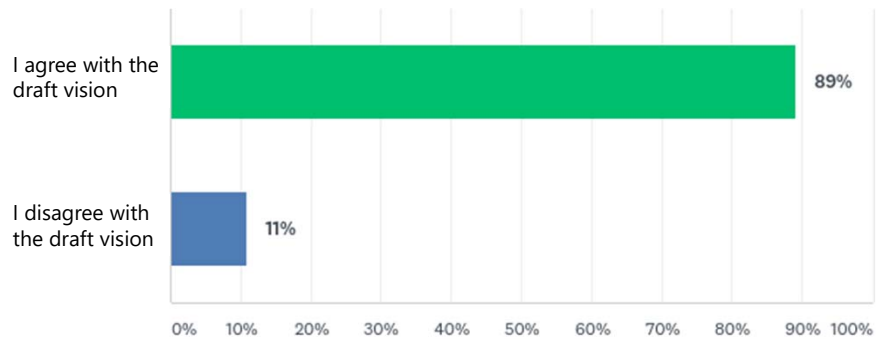
### DRAFT VISION

*"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 isolated 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



RS&H



## Daufuskie Island Vision

» Sample comments from those who disagreed with the Vision:

- Too long and wordy
- Too short
- Not focused enough; too vague
- Daufuskie is not pristine
- Isolated is not the correct word and has a negative connotation

RS&H



## Daufuskie Island Vision

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

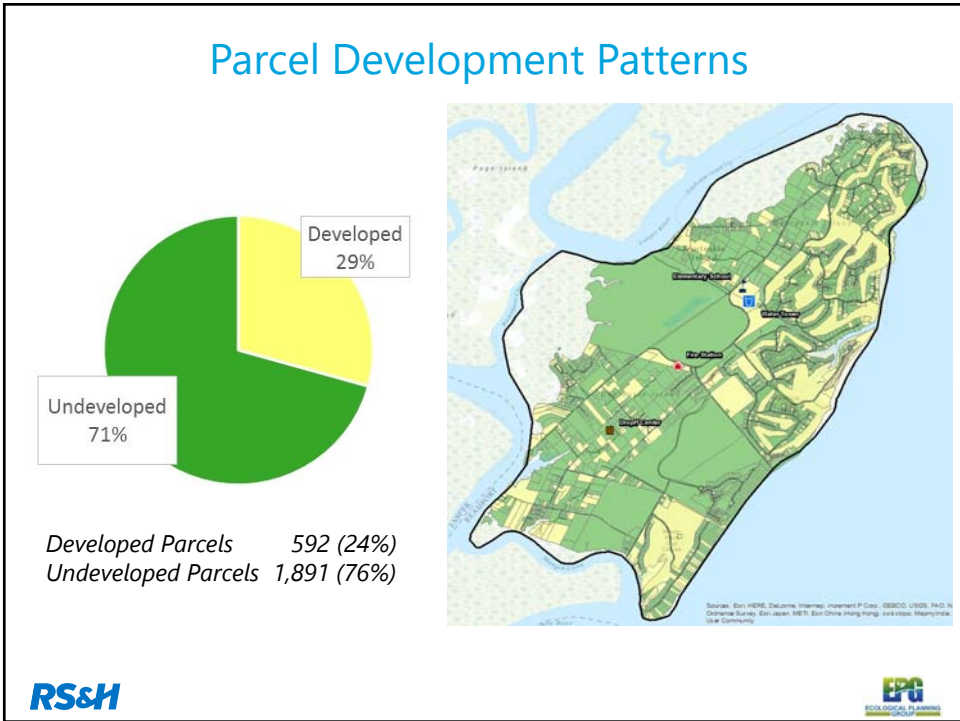
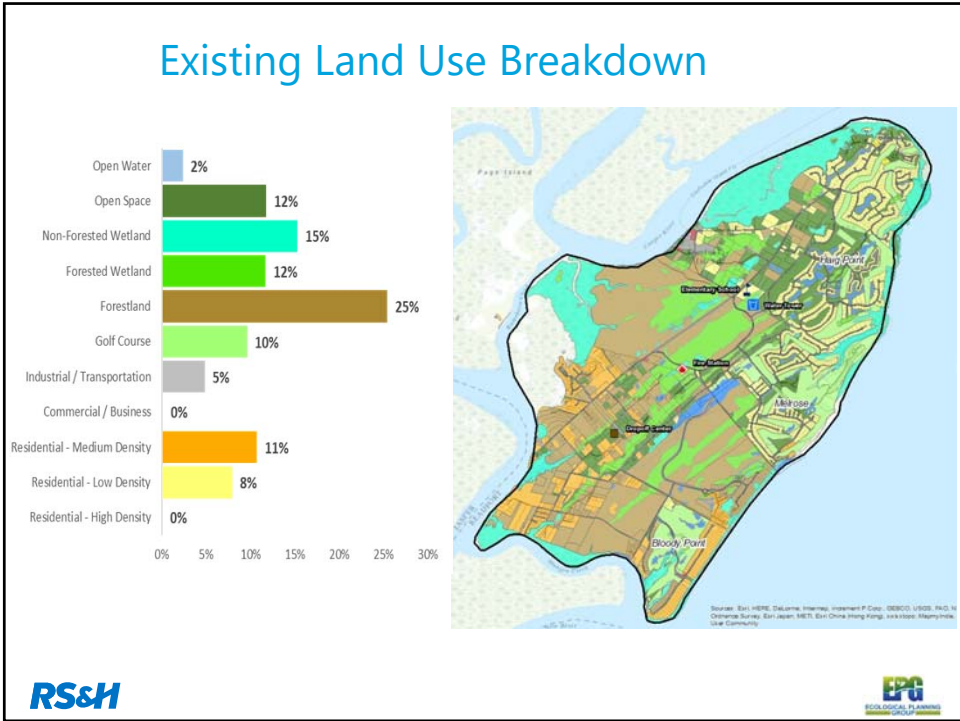
### FINAL VISION

*"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









## Predicted Storm Surge

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	38%
Category 3	11%
Category 4	2%
Category 5	0%

### Legend

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



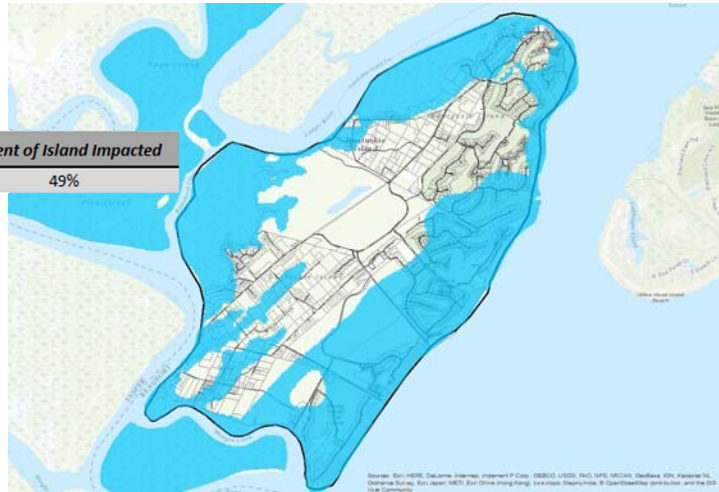
**RS&H**

**EPG**  
EPCOR GROUP OF COMPANIES

## Storm Surge

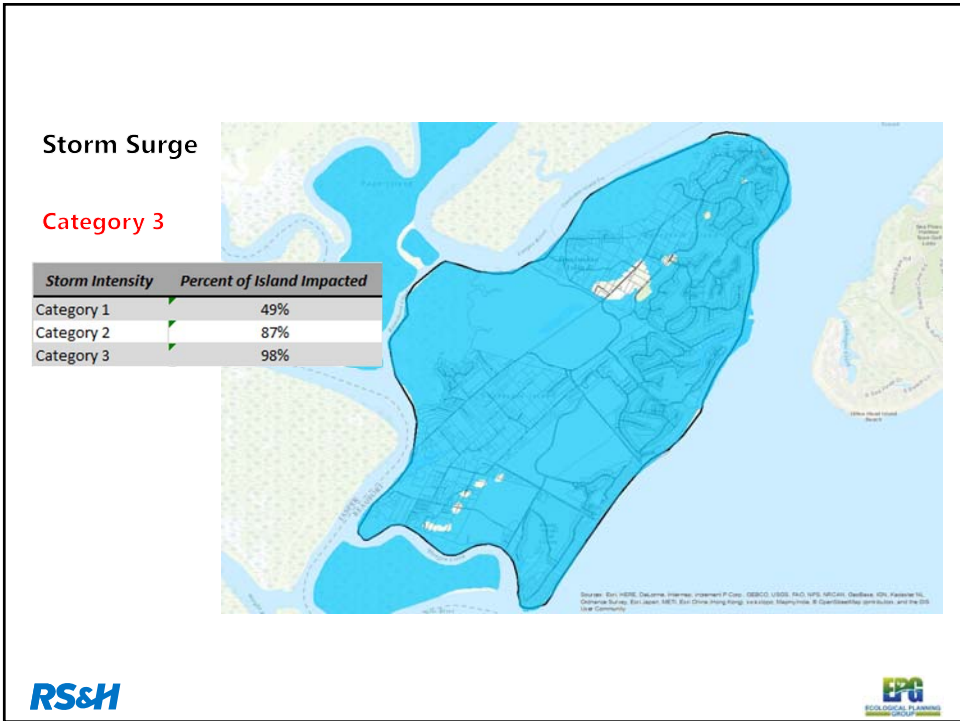
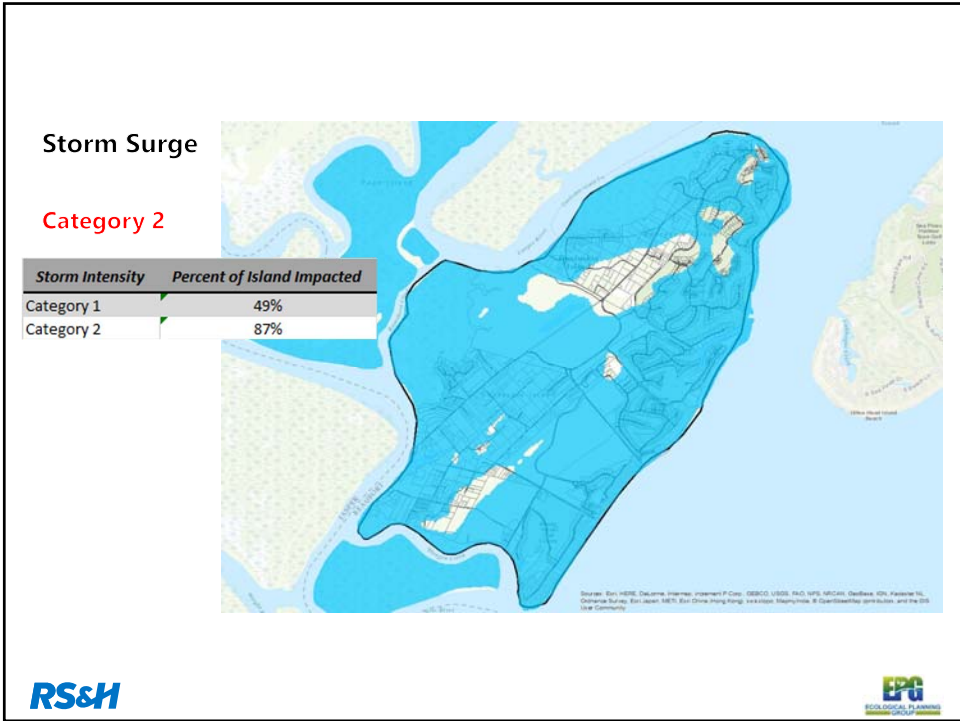
### Category 1

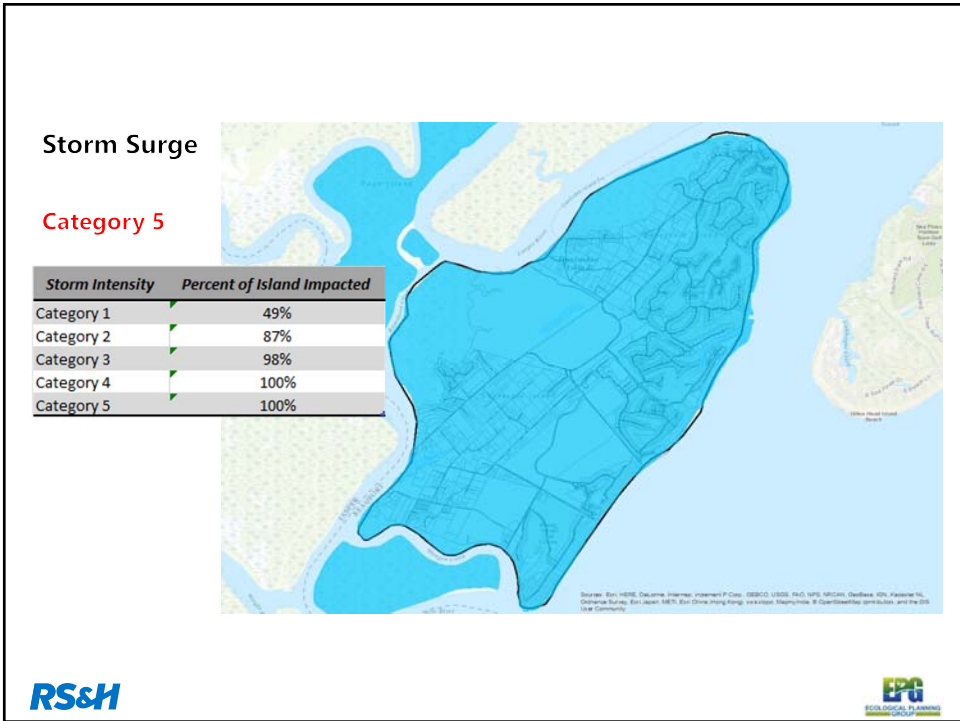
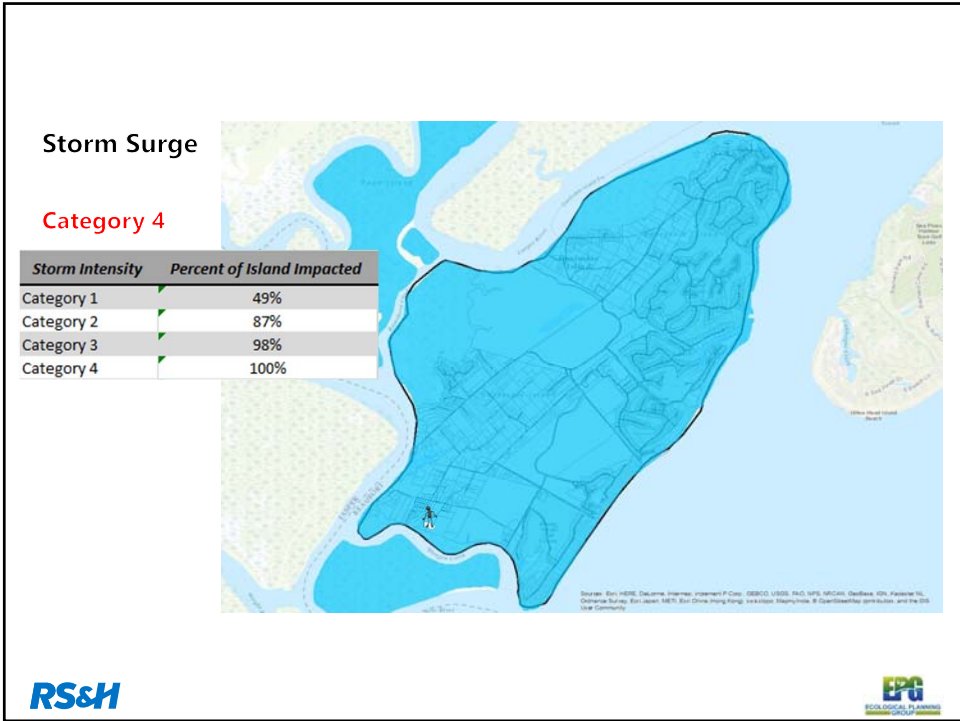
Storm Intensity	Percent of Island Impacted
Category 1	49%



**RS&H**

**EPG**  
EPCOR GROUP OF COMPANIES







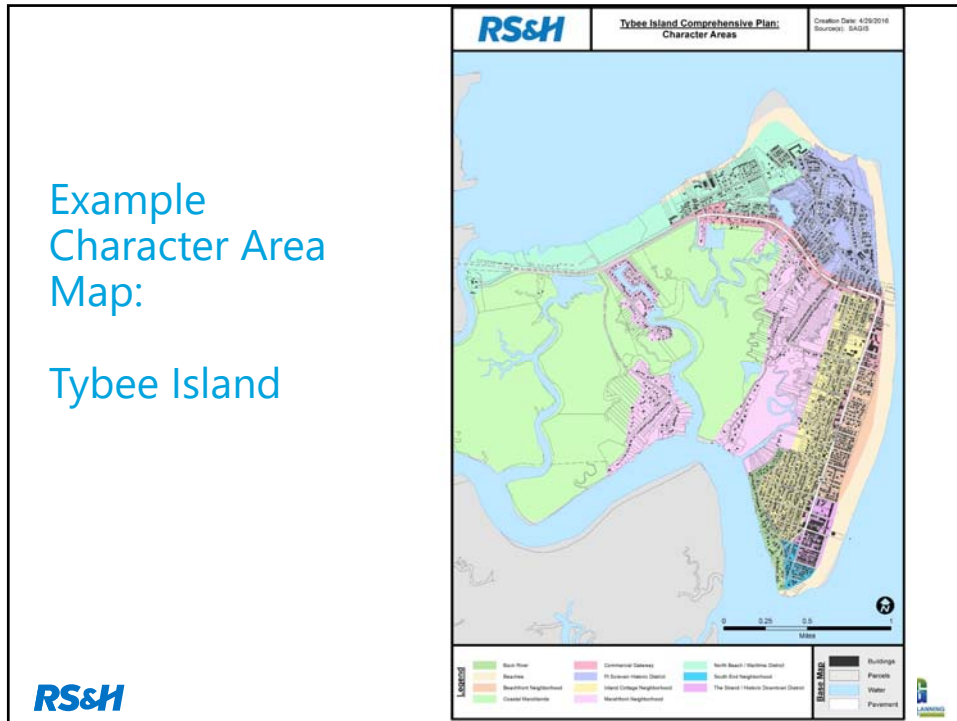


## What is a Character Area?

- » 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

Example  
Character Area  
Map:

Tybee Island



Next Steps

- » Begin development of each plan element
- » Develop draft strategies to address the character area issues identified and for each plan element
- » Identify elements of the code that need to be updated/revised based on the issues and strategies
- » Project Advisory Committee meetings
  - Present project materials for review and direction on an ongoing basis
  - All are welcome to attend
- » Next public meeting (Nov/Dec)
  - Present draft strategies and elements of the code for update
  - Obtain feedback and input
  - Revise based on feedback

QUESTIONS?



RS&H EPG  
ECOLOGICAL PLANNING  
EVALUATION & DESIGN

GROUP EXERCISE



RS&H EPG  
ECOLOGICAL PLANNING  
EVALUATION & DESIGN

## Group Exercise

- » Break into work groups at the five tables
- » Each table has a map of the island and markers
- » Identify the character areas on the map, reach consensus among your group and mark the areas on the map
- » Identify the unique/special characteristics of each character area and record on the sheets provided
- » Identify the issues facing each of the character areas and record on the sheets provided

### **GROUND RULES**

- » Work together and remember that all opinions are valid
- » There may be the need to “agree to disagree”...if so, record both
- » Be sure to record the characteristics and the issues on the sheets provided





OCTOBER 2<sup>ND</sup> WORKSHOP RESULTS

DAUFUSKIE ISLAND DRAFT CHARACTER AREAS WITH CHARACTERISTICS, ISSUES AND STRATEGIES FOR EACH AREA			
Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
South Island Historic	<ul style="list-style-type: none"> <li>• Low density rural</li> <li>• Some private access to water</li> <li>• Public access to water at County dock</li> <li>• Small commercial uses</li> <li>• Many unpaved roads</li> <li>• Community facilities</li> <li>• Two cemeteries</li> </ul>	<ul style="list-style-type: none"> <li>• The Island dump</li> <li>• Lack of buffers</li> <li>• Abandoned and dilapidated structures</li> <li>• Litter</li> <li>• County dock has limited docking space and time restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• County park adjacent to dock and county dock should be preserved for the community</li> <li>• Preserve and restore existing historic sites</li> <li>• Preserve and enhance remaining Gullah areas</li> <li>• Define an area that supports Gullah architecture and heritage</li> </ul>
Mid Island Historic	<ul style="list-style-type: none"> <li>• Currently undeveloped</li> <li>• Portion is in conservation</li> <li>• Water access to Cooper River</li> <li>• Natural wildlife habitat and environmentally sensitive area</li> </ul>	<ul style="list-style-type: none"> <li>• Development pressures</li> <li>• Preservation of unique environmental resources</li> <li>• Runoff from development impacts</li> </ul>	<ul style="list-style-type: none"> <li>• Support developments that maintain and preserve wildlife habitats</li> <li>• Preserve environmental resources</li> <li>• Support development that is in keeping with the island character</li> </ul>
North Island Historic	<ul style="list-style-type: none"> <li>• Mix of housing in a rural setting</li> <li>• Tree canopy</li> <li>• Many unpaved roads</li> <li>• Historic sites</li> <li>• Some Gullah areas</li> <li>• Public spaces (school and museum)</li> </ul>	<ul style="list-style-type: none"> <li>• Dilapidated housing structures</li> <li>• Runoff from development impacts</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve historic and Gullah sites</li> <li>• Preserve low density character</li> <li>• Support development that does not impact runoff into rivers and marshes</li> </ul>

OCTOBER 2<sup>ND</sup> WORKSHOP RESULTS

Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
Village	<ul style="list-style-type: none"> <li>• Primary water and ferry access</li> <li>• Largest commercial area on Island</li> <li>• Mix of paved and unpaved roads</li> <li>• Gullah cemetery site</li> </ul>	<ul style="list-style-type: none"> <li>• Condition of dock at Melrose Landing which serves the public ferry</li> <li>• Haphazard parking around Freeport</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage a village center development</li> <li>• Promote area as access portals for the Island</li> <li>• Support development that does not impact runoff into rivers and marshes</li> </ul>
Village Gateway Corridor	<ul style="list-style-type: none"> <li>• Paved roads connect to Melrose dock</li> <li>• Residential is limited along corridor</li> <li>• Currently has limited development</li> </ul>	<ul style="list-style-type: none"> <li>• Currently undeveloped and potential for out of character development</li> <li>• Condition of the Melrose dock</li> <li>• Parking for public and private ferries</li> </ul>	<ul style="list-style-type: none"> <li>• Support development that provides a mix of neighborhood commercial uses and housing</li> <li>• Encourage pedestrian access</li> <li>• Encourage noise and sight buffers between commercial and residential uses</li> </ul>
Heritage Corridor	<ul style="list-style-type: none"> <li>• Serves as access for the South Island Historic area</li> <li>• Serves significant public, historic, cultural and natural resources and sites</li> <li>• Corridor has mix of paved and unpaved roads</li> <li>• Tree canopies</li> </ul>	<ul style="list-style-type: none"> <li>• Development not in character with the area</li> </ul>	<ul style="list-style-type: none"> <li>• Promote standards and guidelines for signs for landmarks and commercial sites</li> <li>• Preserve and/or restore existing historic sites along the corridor</li> <li>• Preservation of old growth trees</li> </ul>

OCTOBER 2<sup>ND</sup> WORKSHOP RESULTS

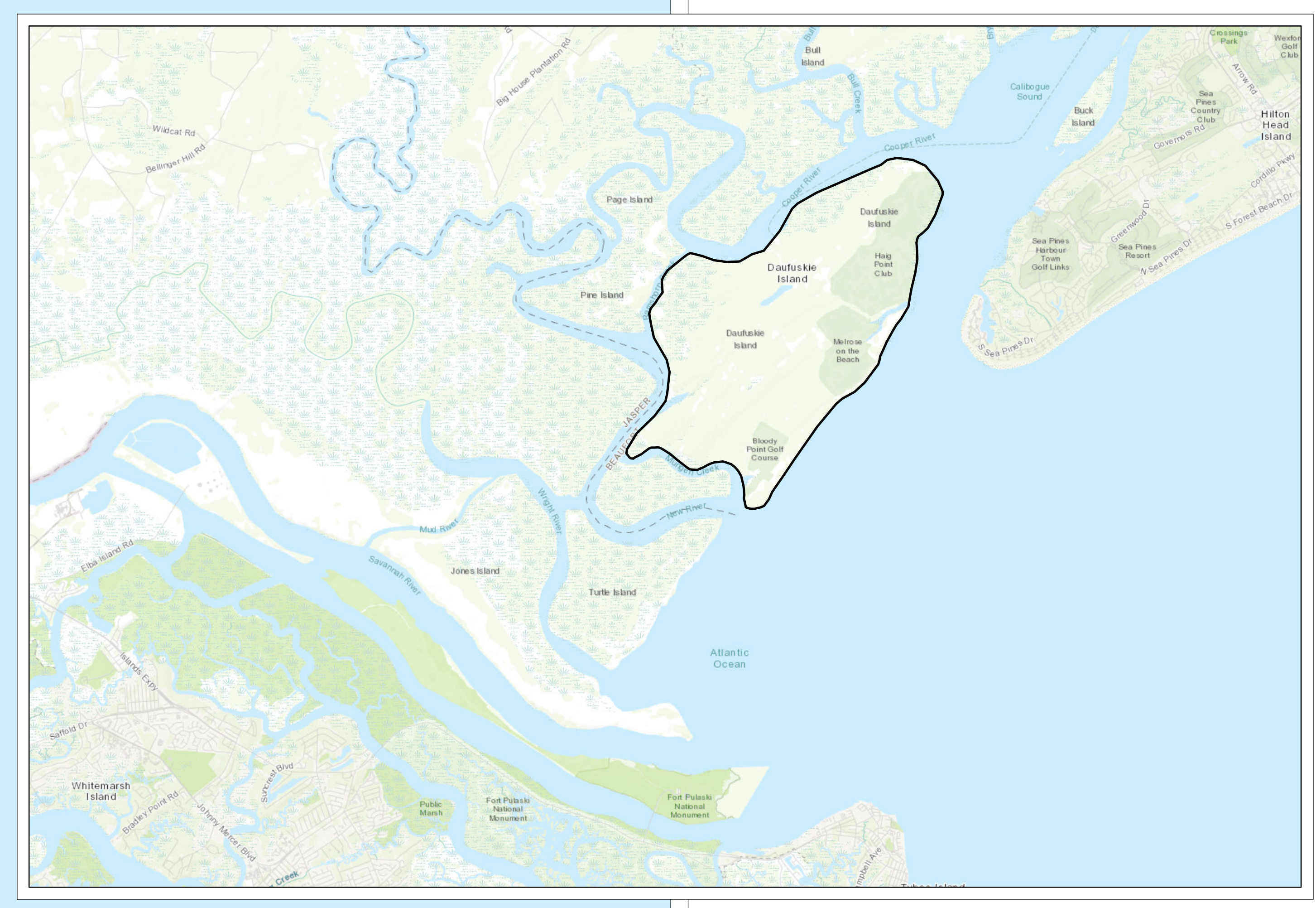
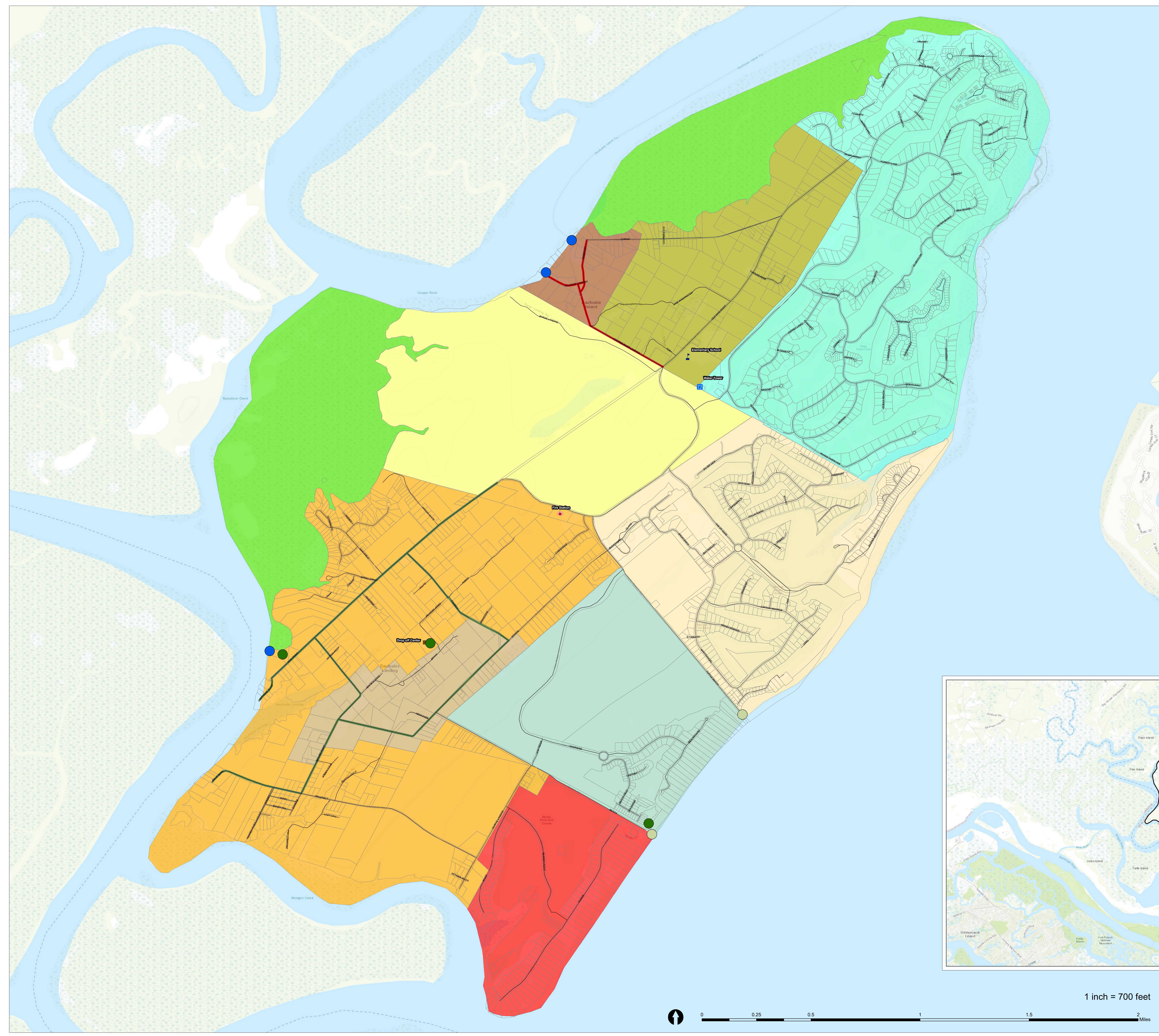
Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
Existing Approved PUDs	<ul style="list-style-type: none"> <li>Approved PUD defined</li> </ul>	<ul style="list-style-type: none"> <li>Conditions at Melrose</li> <li>Financial instabilities of Melrose and Bloody Point</li> </ul>	<ul style="list-style-type: none"> <li>Development in accordance with approved PUD ordinances</li> </ul>
Coastal Marshlands	<ul style="list-style-type: none"> <li>Natural and undeveloped</li> </ul>	<ul style="list-style-type: none"> <li>Impacts of development on the sensitive environment</li> </ul>	<ul style="list-style-type: none"> <li>Allow no development</li> <li>Promote development of adjacent areas that do not adversely impact the environment</li> </ul>

# Community Character

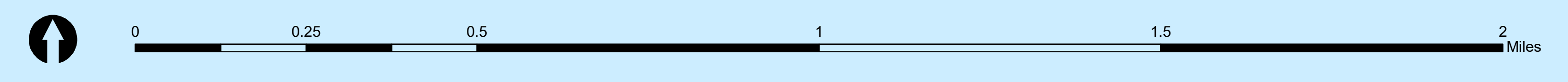
## *Daufuskie Island*

- Community Character**
- South Island Historic
  - Gullah Heritage Sub-district
  - Mid Island Historic
  - North Island Historic
  - Haig Point
  - Melrose
  - Oakridge / Beach Field
  - Bloody Point
  - Village
  - Coastal Marshlands
  - Heritage Corridor
  - Village Gateway Corridor

- Community Facilities**
- Dropoff Center
  - Elementary School
  - Fire Station
  - Water Tower
  - Beach Access
  - Water Access
  - Park



1 inch = 700 feet





COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 3

April 16, 2018



## **DAUFUSKIE ISLAND PLAN AND CODE UPDATE PUBLIC MEETING**

*Monday, April 16<sup>th</sup>*

*6:00 PM*

*MARY FIELDS SCHOOL*

### **MEETING AGENDA:**

- **Plan Overview and Schedule**
- **Presentation of the Draft Plan and Code**
- **Public Review and Comment**

Please mark your calendars and be there to review the progress of the plan update and the draft plan and code.

Light refreshments will be provided.



# DAUFUSKIE ISLAND COMPREHENSIVE PLAN UPDATE

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## PUBLIC WORKSHOP #3

Monday, April 16, 2018  
Mary Fields School, Daufuskie Island

### **AGENDA:**

1. **Welcome and Introductions**
2. **Study Update and Schedule**
3. **Draft Plan and Code Overview**
4. **Plan and Code Review and Comment**
5. **Next Steps**
6. **Adjourn**

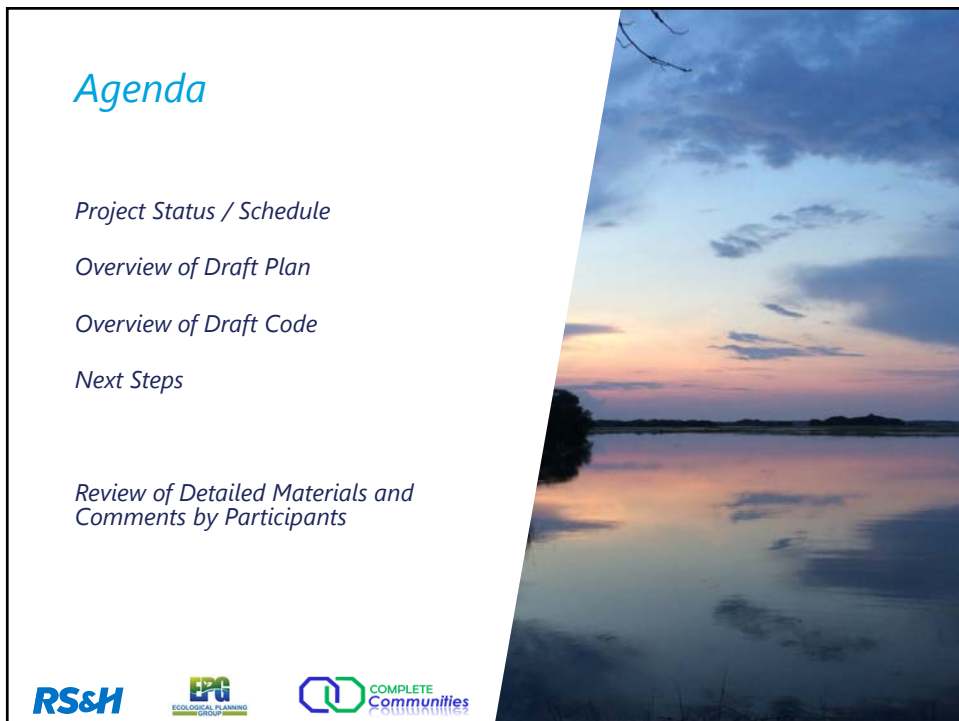
**The Comprehensive Plan charts the future course of the Island and your participation is vital.**



**DAUFUSKIE ISLAND PLAN AND  
CODE UPDATE**

*Public Meeting # 3  
April 16, 2018*



**Agenda**




*Project Status / Schedule*

*Overview of Draft Plan*

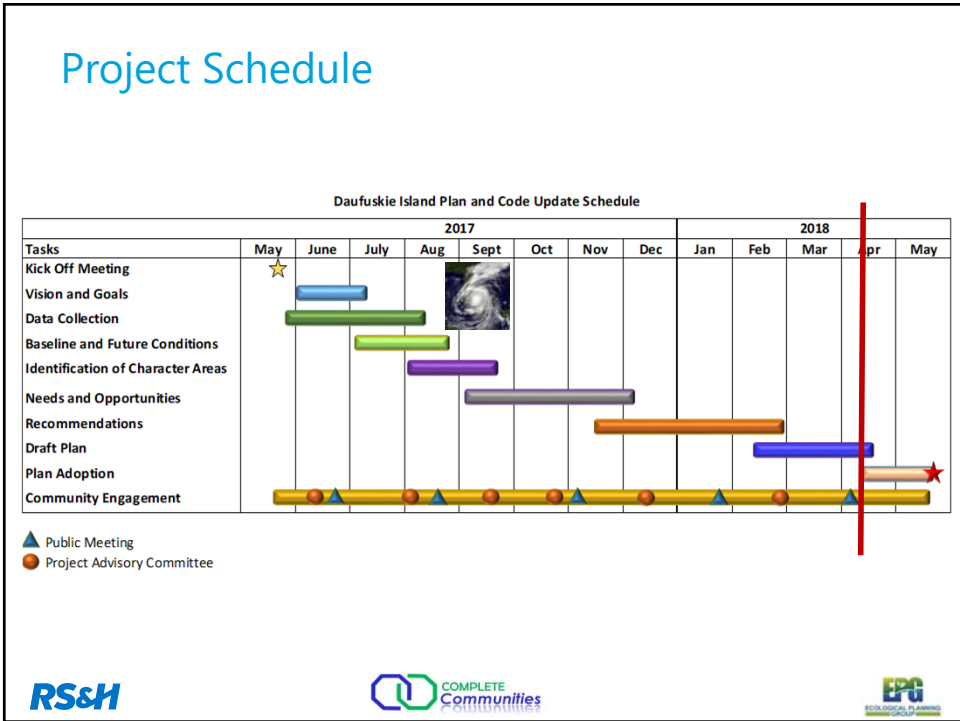
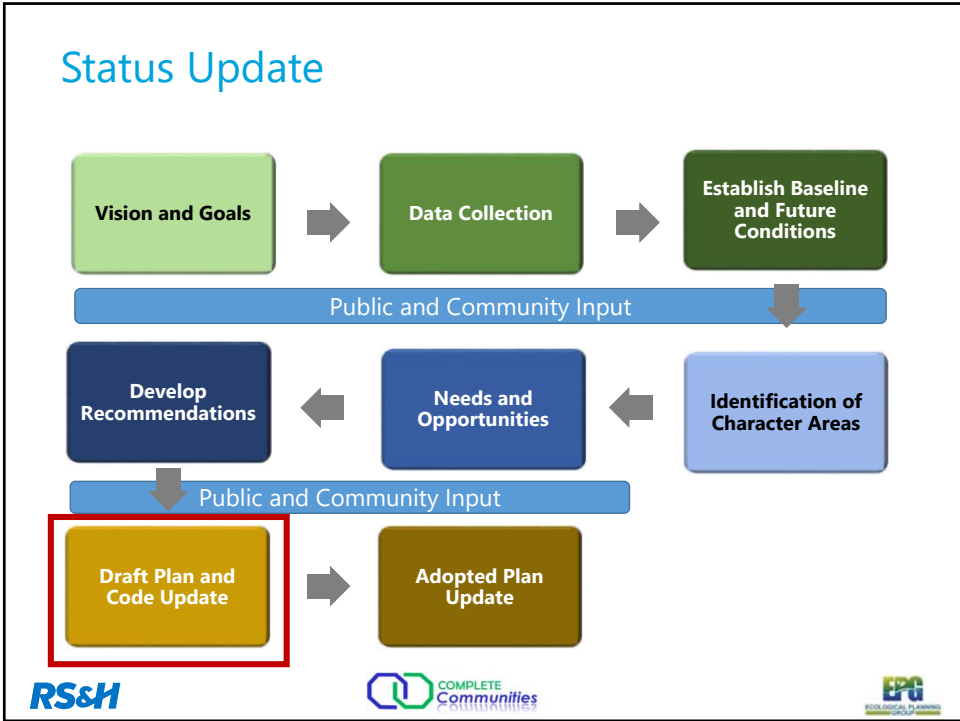
*Overview of Draft Code*

*Next Steps*

*Review of Detailed Materials and  
Comments by Participants*





## 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"> <li>• 4 Presentations</li> <li>• Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• 3 Meetings</li> <li>• Final meeting to be scheduled</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>• 7 meetings</li> <li>• Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Additional outreach</li> </ul>



## 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

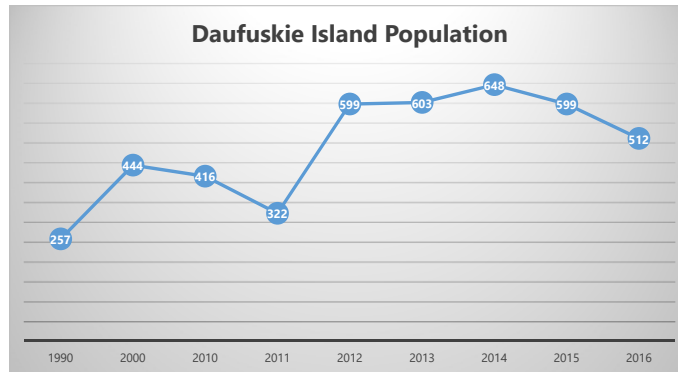
### » Vision

*"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
<b>Total Paved Roadways</b>	<b>3.42</b>



## 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
<b>Total Unpaved Roadways</b>		<b>9.75</b>	





## 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

### 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

### Transportation

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

### 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

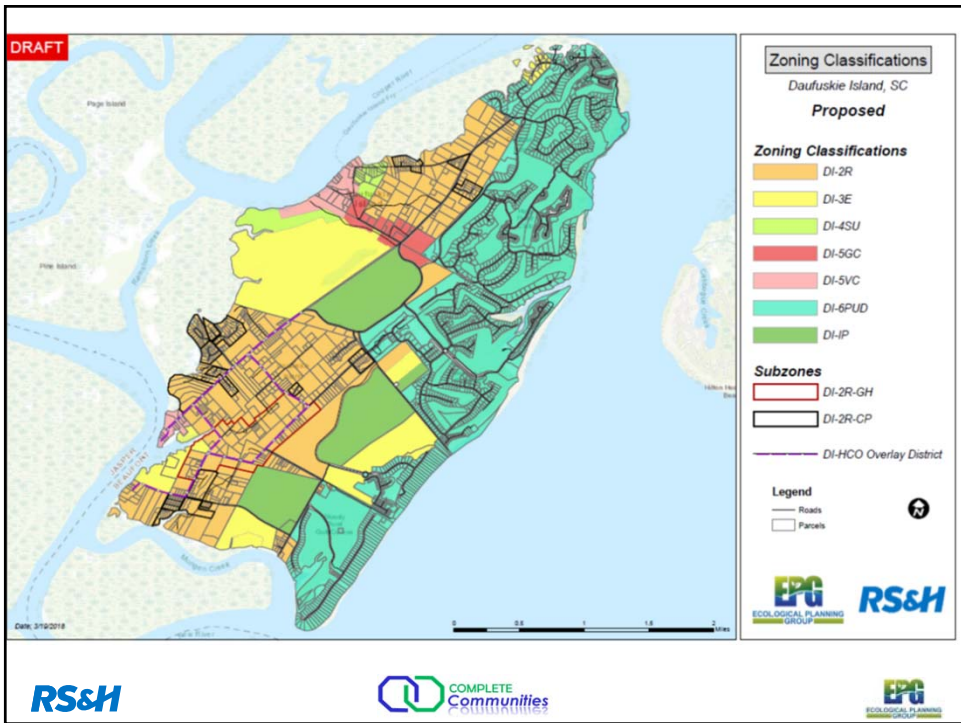
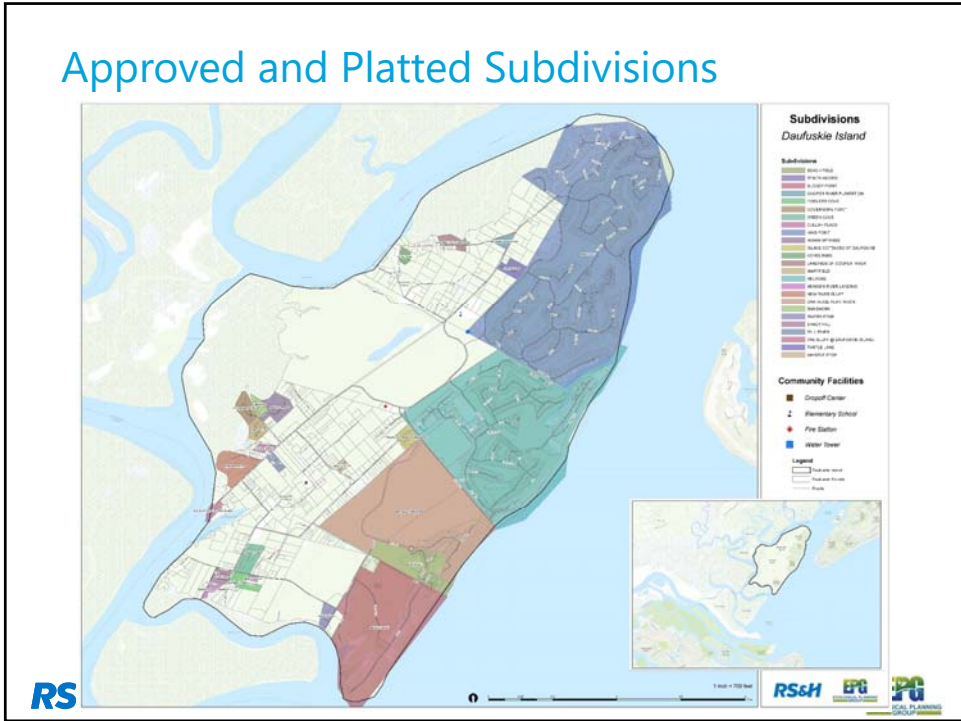


## Code Update








# Approved and Platted Subdivisions



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

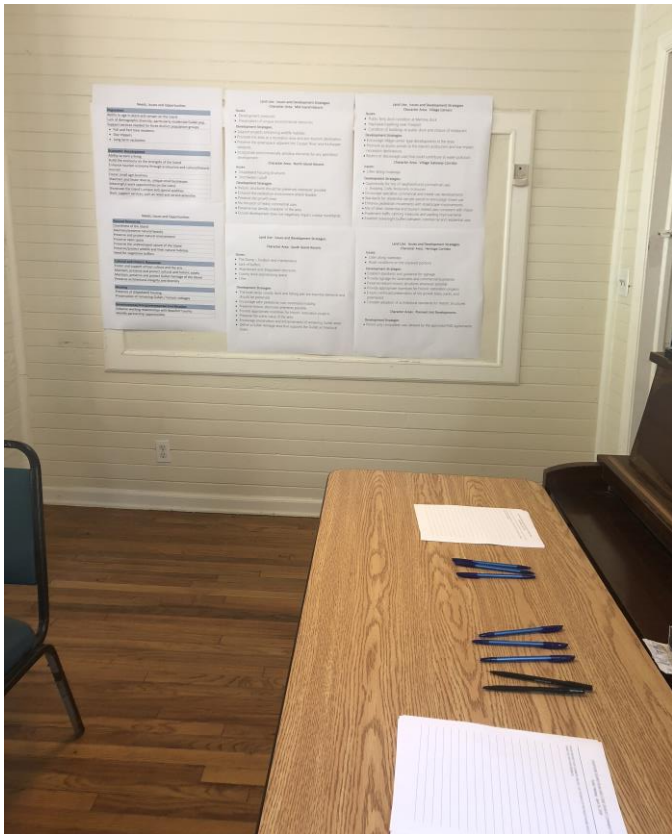
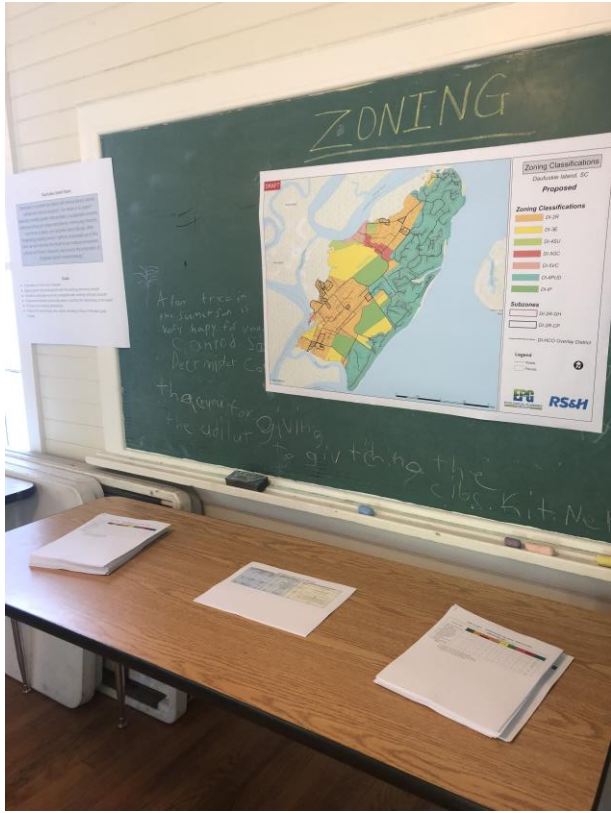
- » Participants review materials displayed
- » Provide comments tonight or via Project Team or PAC member no later than April 26<sup>th</sup>
- » Project Team will address comments and refine draft plan and code as needed
- » PAC meeting to review final plan and code (if needed)
- » Last public meeting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



## Review of Materials

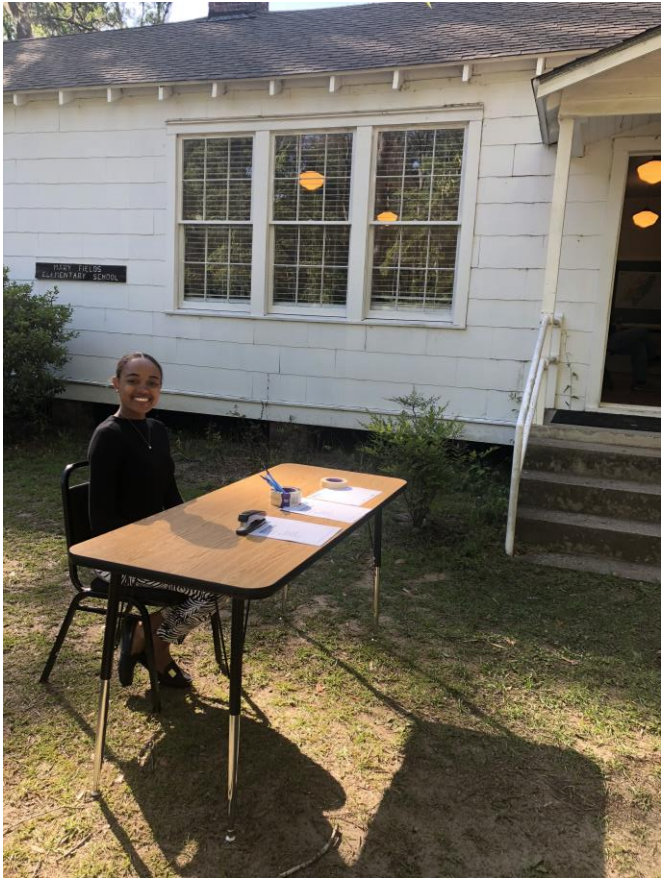
- » Various stations with elements of the plan to review
- » Work Program handout including plan goals and how the goals are addressed
- » Large scale draft zoning map
- » Code zoning categories uses and definitions handout
- » Comment sheets available to use today or to return by April 26<sup>th</sup>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











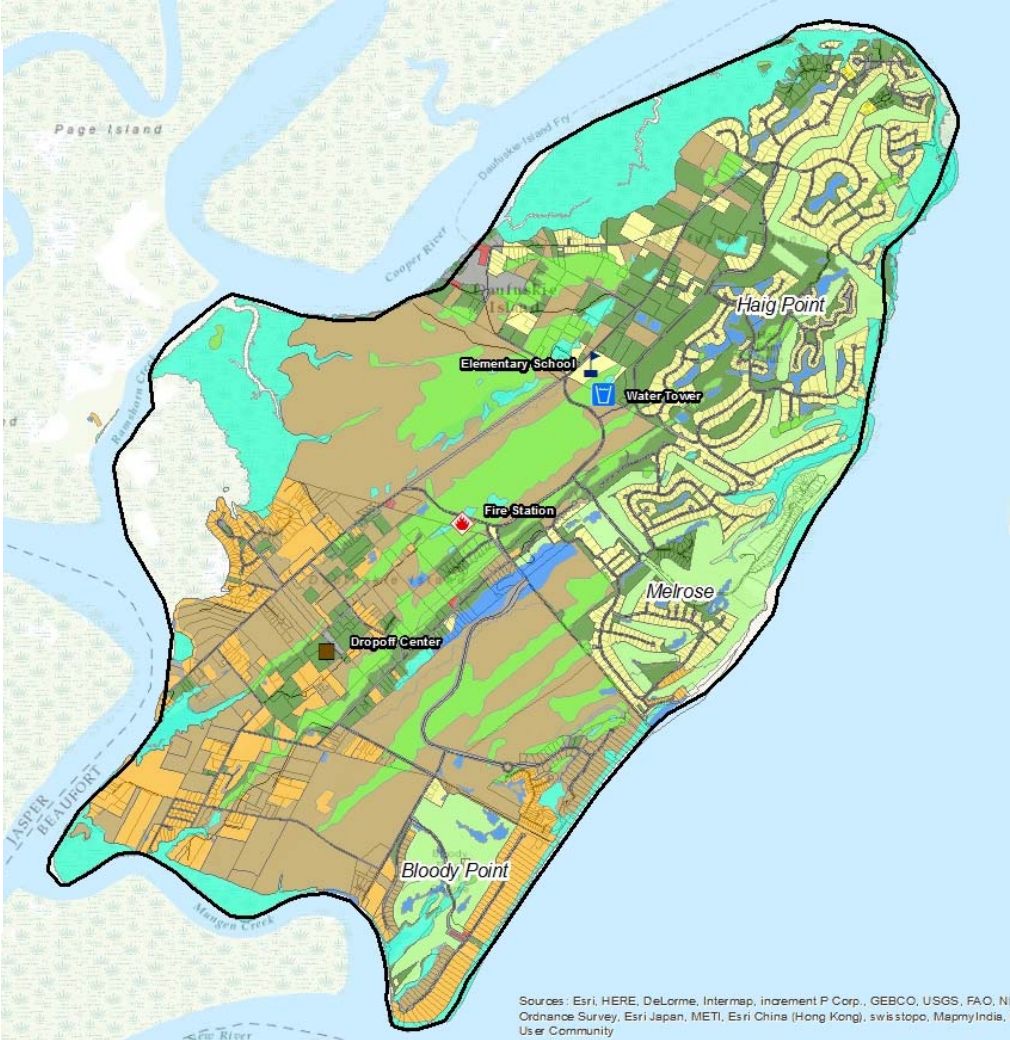
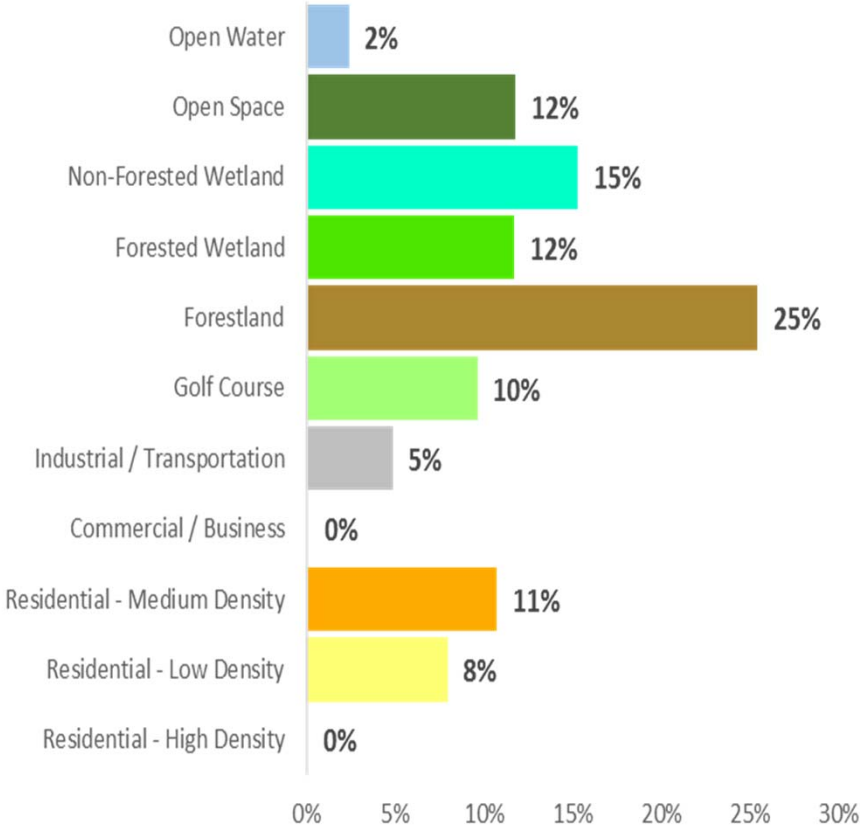




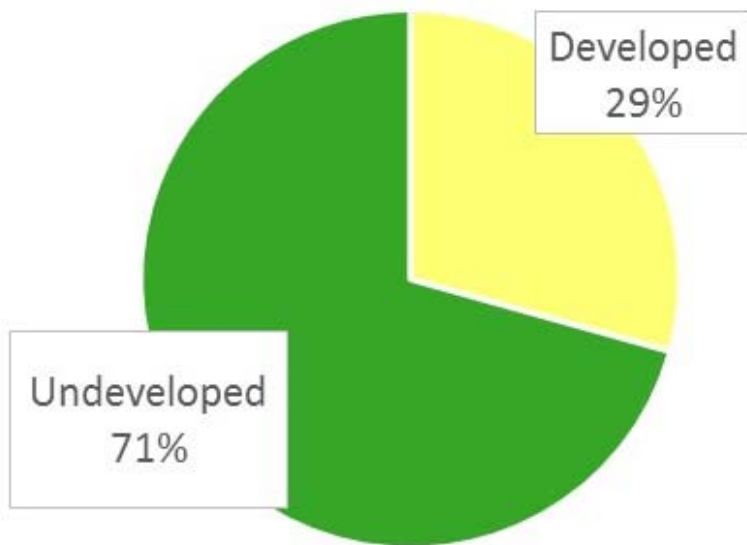


## EXISTING CONDITIONS MAPPING

# Existing Land Use Breakdown



# Parcel Development Patterns



*Developed Parcels*      592 (24%)  
*Undeveloped Parcels* 1,891 (76%)







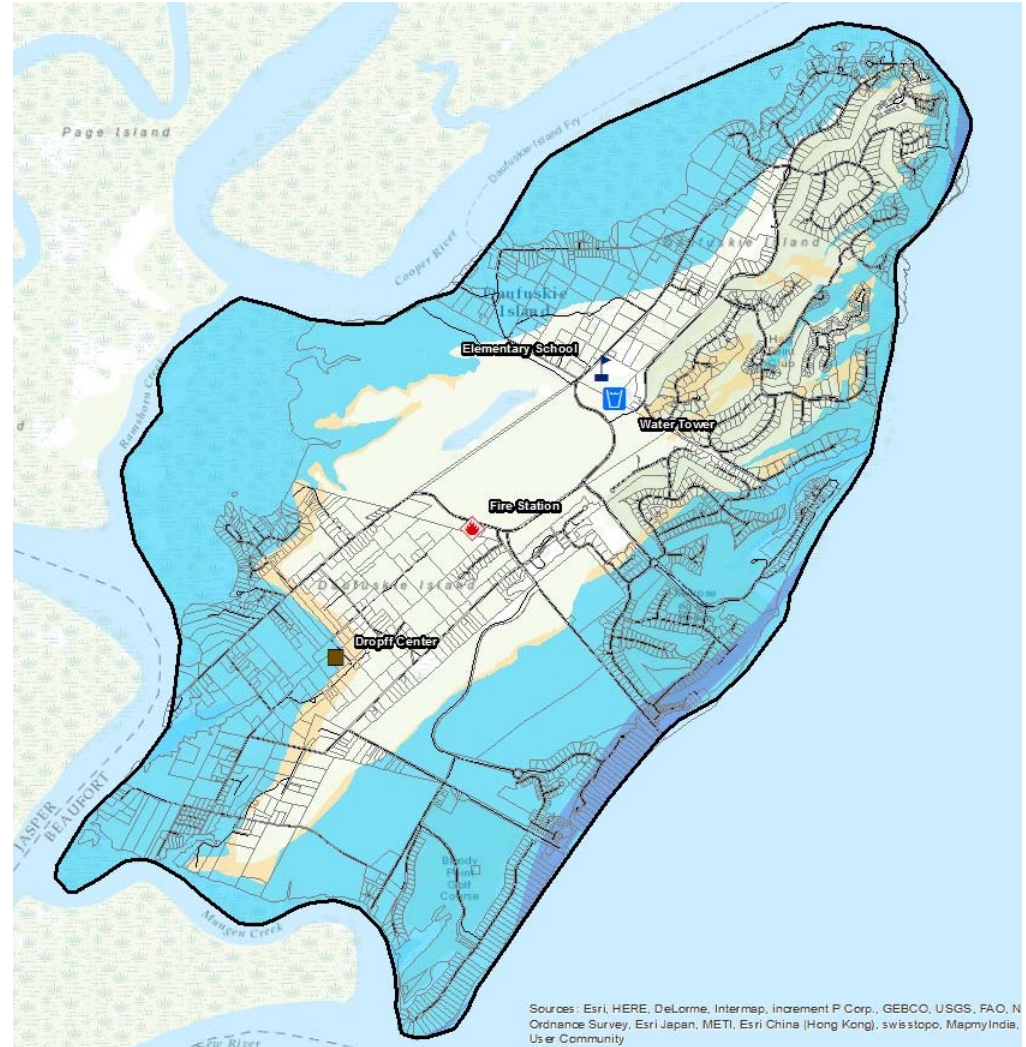
# Special Flood Hazard Areas

## Legend



## Flood Zones

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

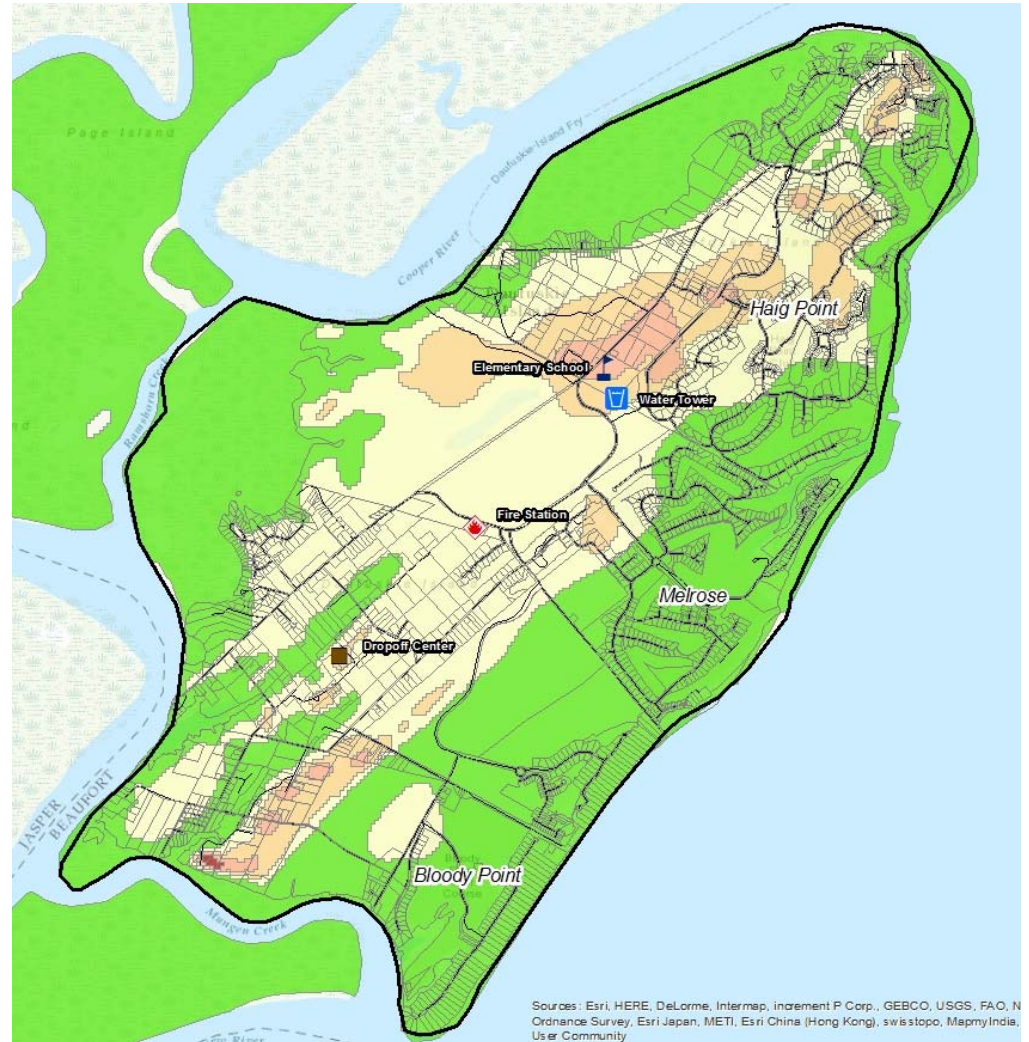


# Predicted Storm Surge

<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	38%
Category 3	11%
Category 4	2%
Category 5	0%

## Legend

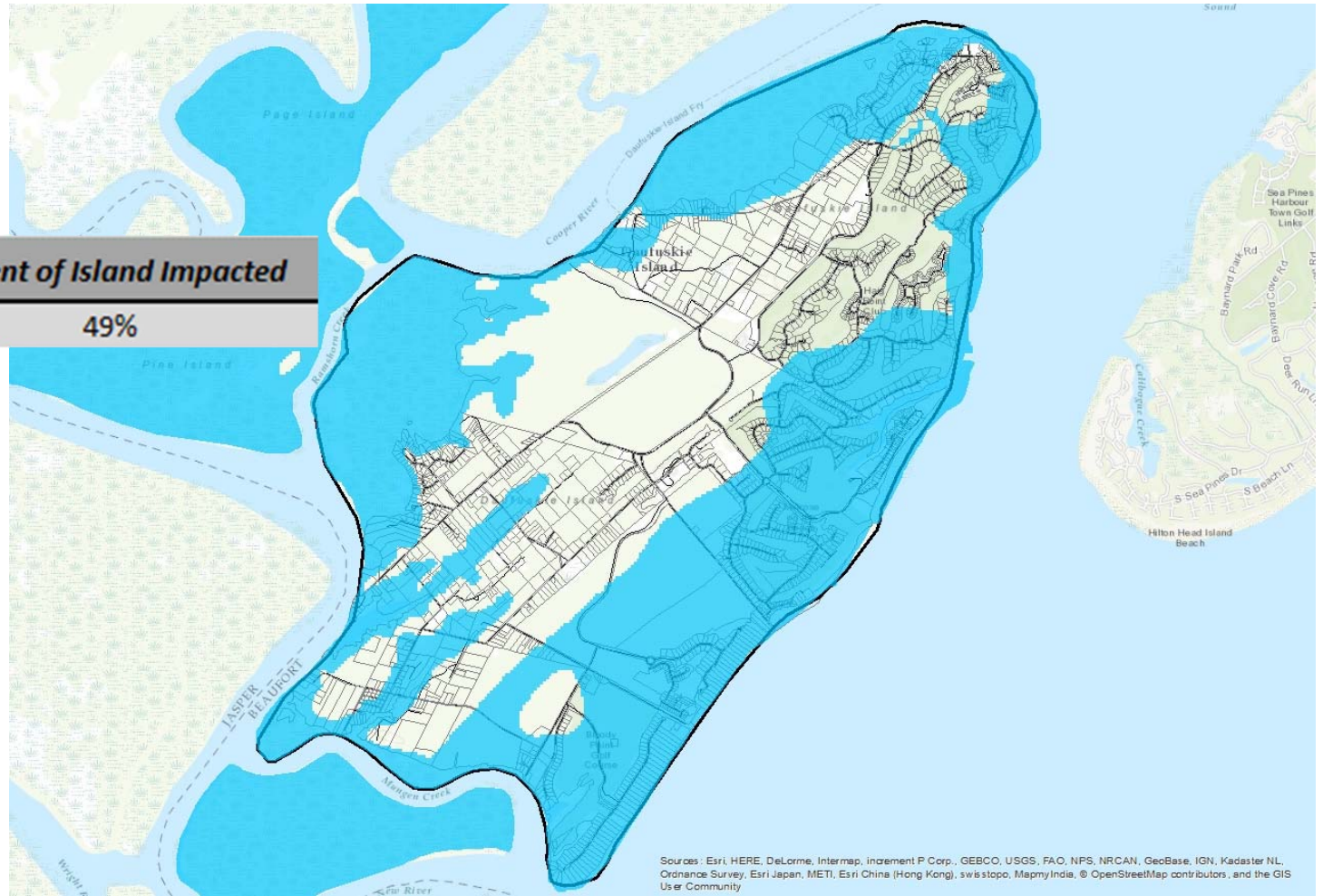
- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



# Storm Surge

## Category 1

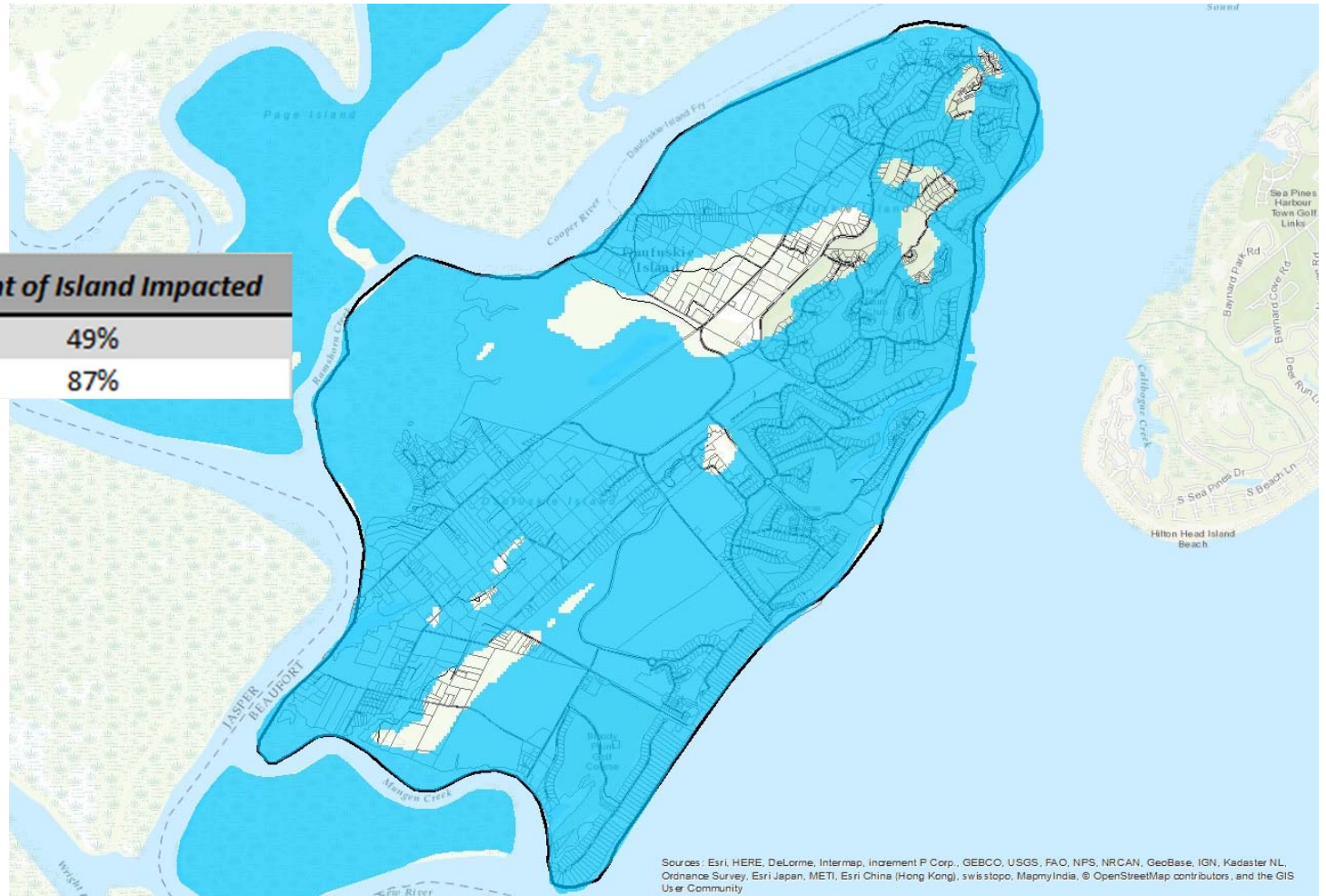
Storm Intensity	Percent of Island Impacted
Category 1	49%



# Storm Surge

## Category 2

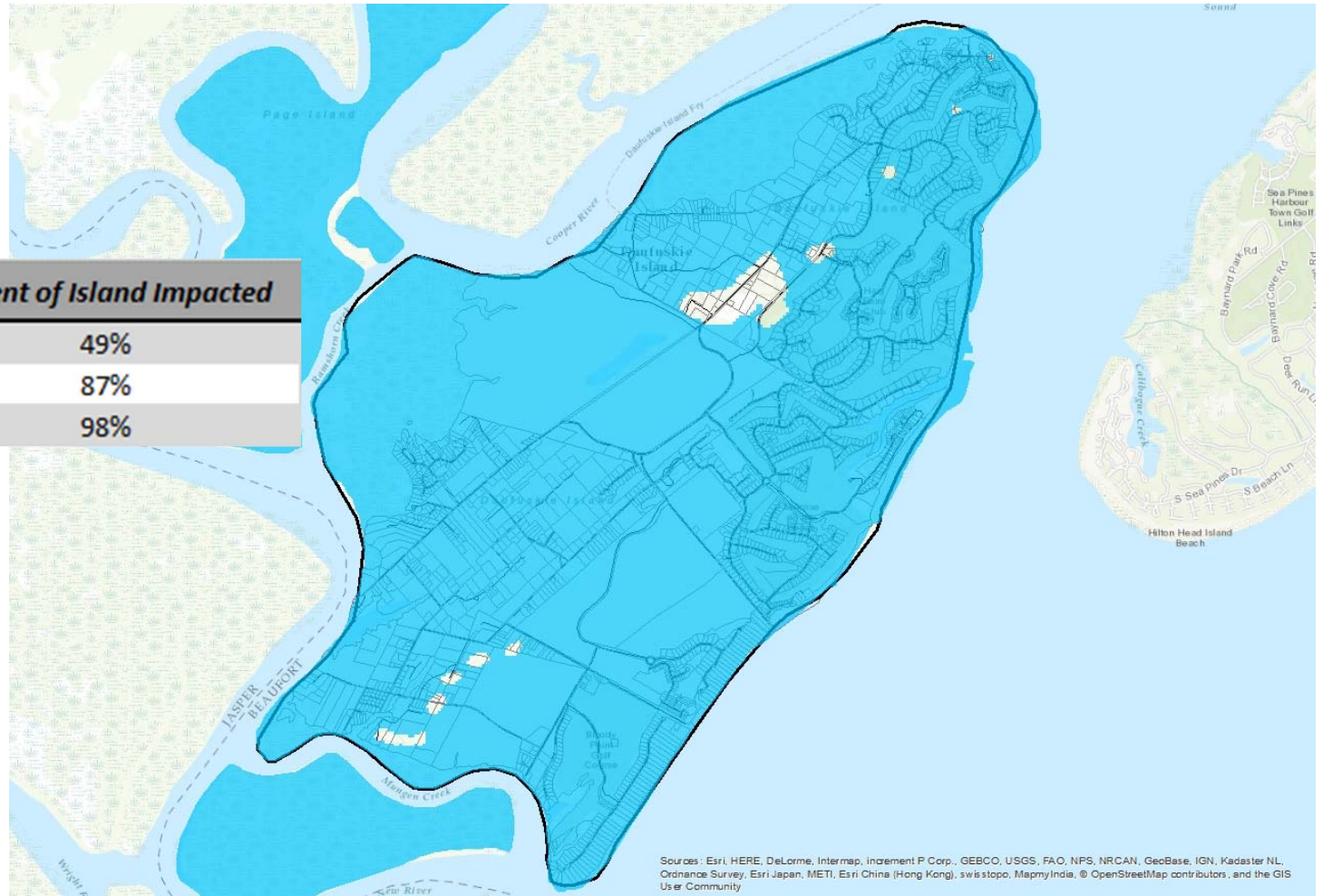
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%



# Storm Surge

## Category 3

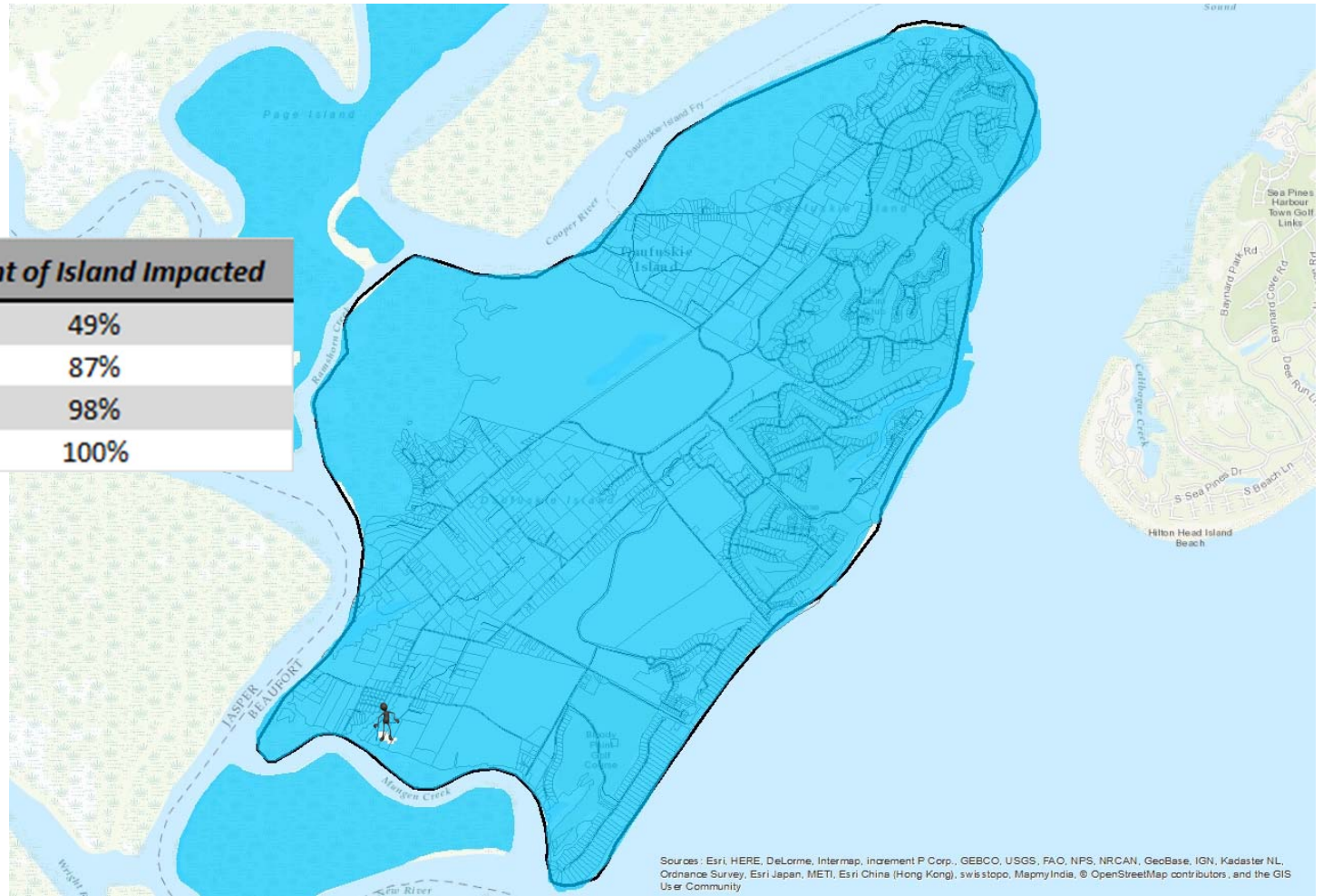
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%
Category 3	98%



# Storm Surge

## Category 4

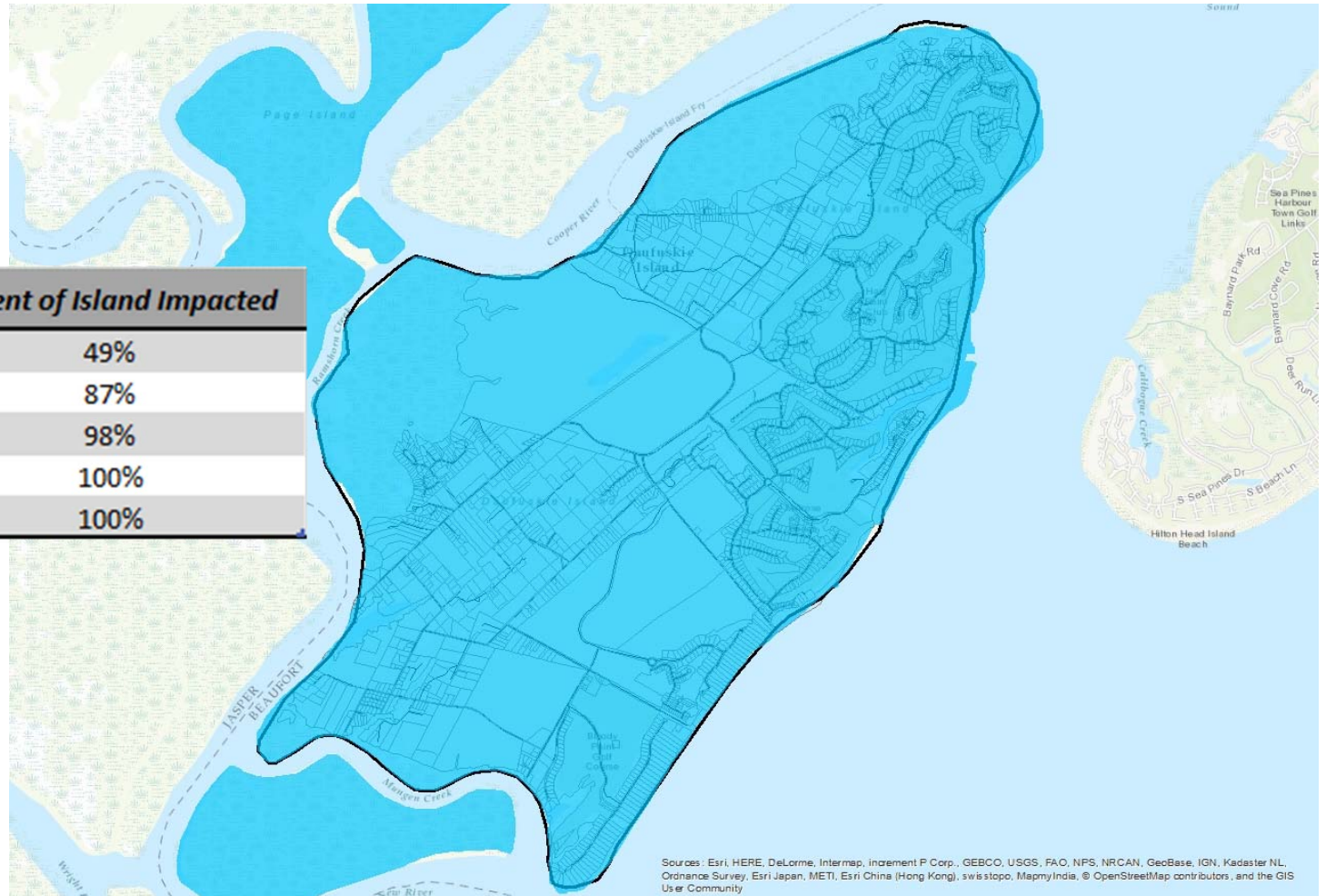
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%



# Storm Surge

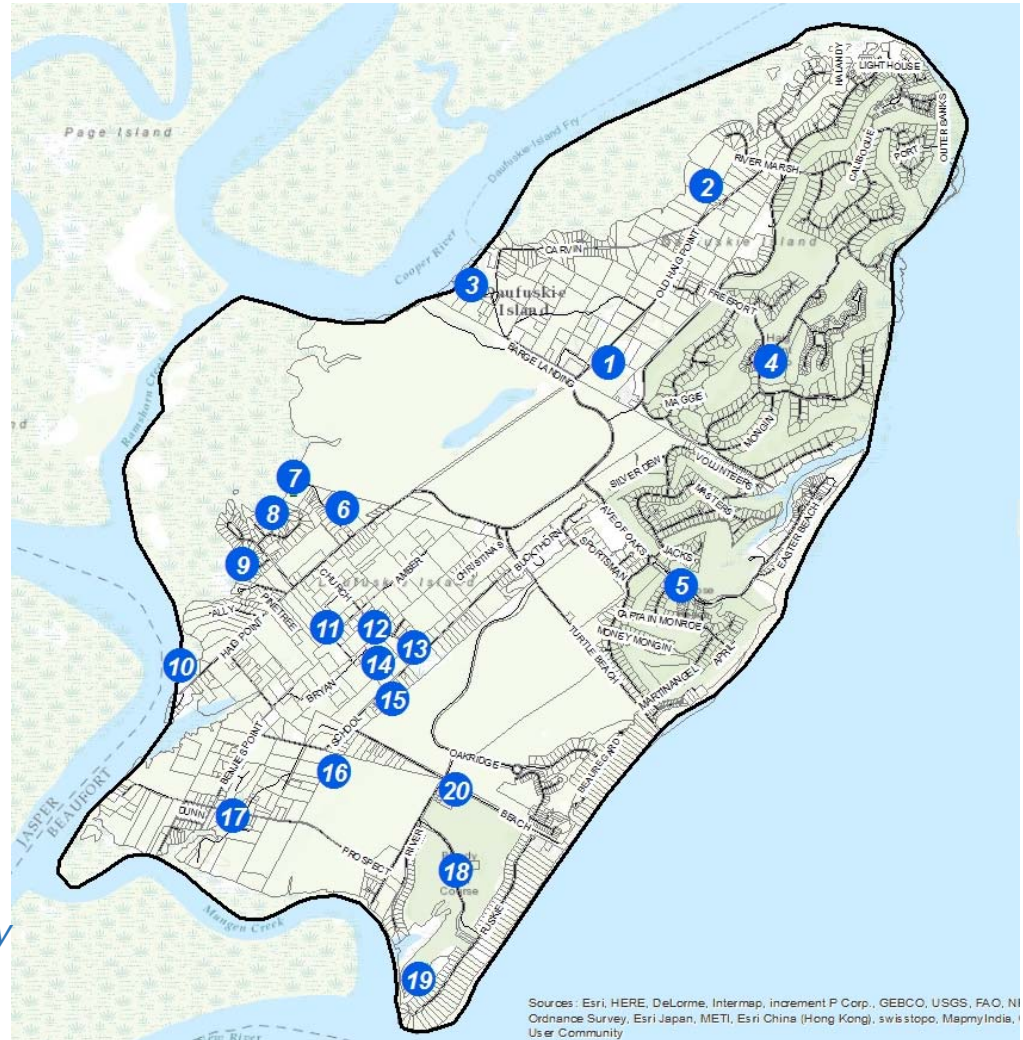
## Category 5

<b>Storm Intensity</b>	<b>Percent of Island Impacted</b>
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%
Category 5	100%



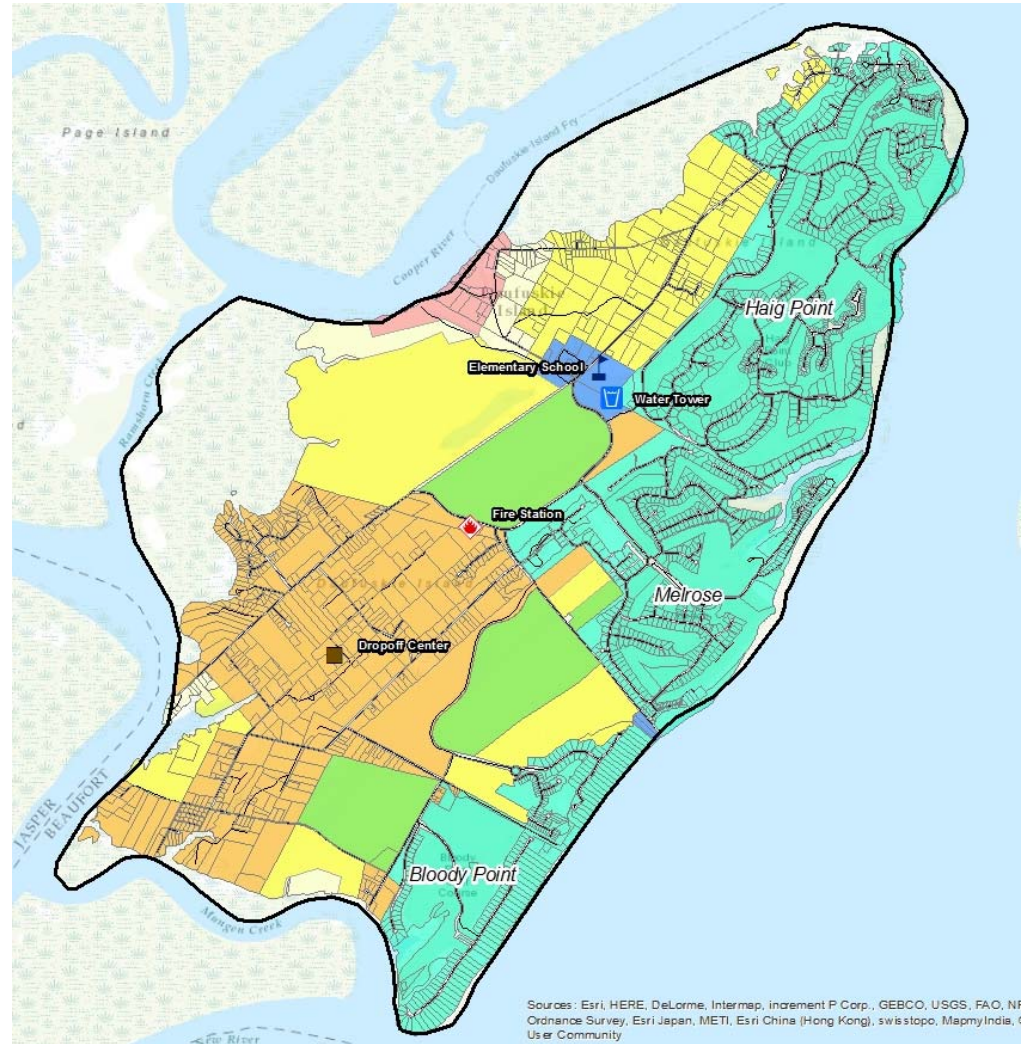
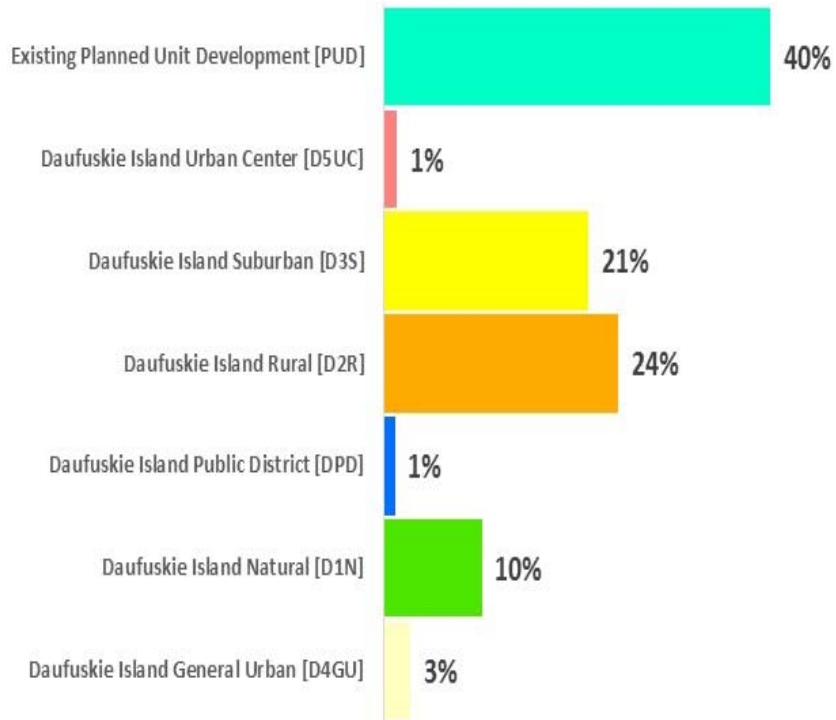
# Community Features

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*





# Zoning Classifications





## SURVEY RESULTS



# DAUFUSKIE ISLAND MASTER PLAN AND CODE UPDATE

## SURVEY

### HAS YOUR VOICE BEEN HEARD?

Daufuskie Island is currently in the process of updating the Daufuskie Island Plan and Code. Information about the Plan and recent meetings may be viewed at:

[www.daufuskielcouncil.com/daufuskie-plan-review](http://www.daufuskielcouncil.com/daufuskie-plan-review)

At a public meeting held June 29, 2017 at Mary Fields School, meeting participants identified and prioritized goals for the community to inform the future vision for the island. To ensure broad participation in the planning process, a survey has been placed online. Hard copies are also available. Survey responses will be collected through August 22, 2017.

Please use the following link to access the online survey:

<https://www.surveymonkey.com/r/DaufuskieMasterPlan>



**The Comprehensive Plan charts the future course of the Island and your participation is vital.**

## Daufuskie Island Plan and Code Update - Public Survey

The Daufuskie Island Council and the Committee on the Daufuskie Island Plan and Code, in coordination with Beaufort County, initiated an update to the Comprehensive Master Plan and Development Code on June 5, 2017. The planning process includes ongoing public and stakeholder involvement that will guide the development of the plan.

The first public meeting was held on June 29, 2017 and this survey is designed to generate additional feedback from the public. Your responses will provide our planning team with a better understanding of current issues and opportunities on the island, along with insights regarding the vision and goals for the future of Daufuskie Island.

The survey should take 10-15 minutes of your time to complete. Please indicate your response in the space provided.

Thank you for your participation and interest.

1. What is your status on Daufuskie Island? Please select all that apply.

- Full-Time Resident
- Part-Time Resident
- Non Resident
- Property Owner
- Other (Please Specify) \_\_\_\_\_

2. If you are a resident, how long have you lived on Daufuskie Island?

- Less than 1 year
- 1-2 years
- 3-5 years
- More than 5 years
- N/A, I do not live on Daufuskie Island

3. Where on the island do you live or own property?

- Historic District
- Melrose
- Haig Point
- Bloody Point
- Other (Please Specify) \_\_\_\_\_
- N/A, I do not live or own property on Daufuskie Island

4. How often do you travel between the island and mainland?

- Everyday
- At least once per week
- Once per month
- I don't leave the island
- Other (please specify)\_\_\_\_\_

5. How do you typically access the island?

- Private boat, private dock
- Private boat, public dock
- Public Ferry
- Private Ferry
- Other (please specify)\_\_\_\_\_

6. What is your employment status?

- Full Time Employed
- Part-Time Employed
- Self Employed/Business Owner
- Unemployed
- Retired

7. If you are employed, do you work on or off the island?

- I primarily work on the island
- I primarily work off the island
- I primarily work on the island (from home)
- N/A, I am not currently employed
- Other, please specify:\_\_\_\_\_

8. If you own a business on the island, what kind of business do you own/operate?

- Retail / Business and Information
- Real Estate & Housing
- Food & Hospitality
- Agricultural & Forestry / Wildlife
- Construction / Utilities / Contracting
- Finance & Insurance
- Other (Please Specify) \_\_\_\_\_
- N/A, I do not own or operate a business on the island.

9. If you own a business on the island, how many full and part-time employees do you have? Please indicate the number of full-time, part-time, and contract employees in the spaces provided.

- \_\_\_\_\_ Full-Time
- \_\_\_\_\_ Part-Time
- \_\_\_\_\_ Contract Employee
- \_\_\_\_\_ N/A, I do not own or operate a business on the island.

10. What are the major challenges you face as a business owner on the island? Please select all that apply.

- On-island Transportation
- Getting Goods / Services to the Island
- Finding Employees
- Funding
- Other (Please Specify) \_\_\_\_\_
- N/A, I do not own / operate a business on the island.

11. 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 highest priority?

Community Goals	Priority Ranking							
	Highest	→						Lowest
	1	2	3	4	5	6	7	8
Preservation of Community Character								
Environmental Stewardship								
Preservation /Enhancement of Community Assets								
Preservation of Limited Access to the Island								
Balance Commercial and Residential Growth with Existing Community Character								
Sustainable Economy Compatible with Existing Island Character								
Preservation of Island History and Culture								
Balance of Infrastructure and Undeveloped Environment								

12. Preservation of community character was a major concern for citizens who attended the public meeting held in June. Please indicate below if you strongly agree through strongly disagree with the characteristics identified by citizens as major contributors to the Daufuskie Island’s community character.

Community Character	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Low crime / safe without significant police presence					
Tree lined roadway network					
Diversity of community (people and built environment)					
Slower pace of life					
Network of unpaved roads					
Not overly commercialized					
Quietness					
Rustic / rural character					
Safety in adventures for children					
Community involvement / sense of community					
Lack of large commercial / retail developments					
Undisturbed natural environment / nature / trees					
Other, please specify:					

13. What do you love most about living on Daufuskie Island? Please select the top three (3).

- Safety
- History / Culture
- Water
- Sense Of Community / People
- Unique Community Character
- Geographic Location / No Bridge
- Rural Lifestyle
- Small Businesses
- Natural Beauty
- Artisan Culture
- Other (Please Specify) \_\_\_\_\_

14. What do you dislike if anything about Daufuskie Island?

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I do not dislike anything about Daufuskie.

15. Based on feedback from members of the public and stakeholders during the project kick-off workshop, a draft vision statement was developed. It states that:

*“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 isolated 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.”*

How do you feel about the draft vision statement for Daufuskie Island?

- I agree with the draft vision statement.  
 I disagree with the draft vision statement.

Please use the space below to provide comments pertaining to the vision statement.

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16. What Is Your Age?

- Under 18 years  
 18-24 years  
 25-34 years  
 35-44 years  
 45-54 years  
 55-64 years  
 Age 65 or older



17. What is your Ethnicity?

- White
- Hispanic or Latino
- Black or African American
- Native American or American Indian
- Native Gullah
- Other (please specify) \_\_\_\_\_

Thank you for your participation. If you would like for our planning team to contact you regarding the Daufuskie Island Plan update and future participation opportunities, please provide us with your contact information.

Name: \_\_\_\_\_

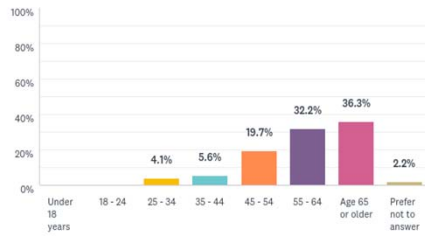
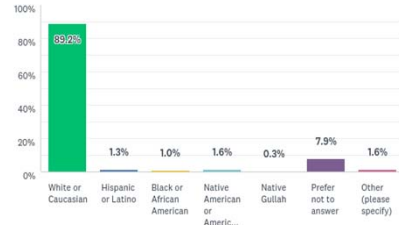
Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Public Survey Results

Who participated in the public survey?

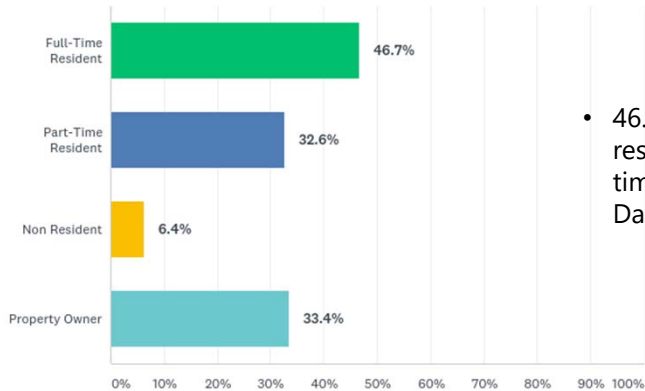
ANSWER CHOICES	RESPONSES
Historic District	21.1% 75
Melrose	17.7% 63
Haig Point	51.7% 184
Bloody Point	4.8% 17
N/A, I do not live or own property on Daufuskie Island	4.8% 17
<b>TOTAL</b>	<b>356</b>



- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older

## Public Survey Results

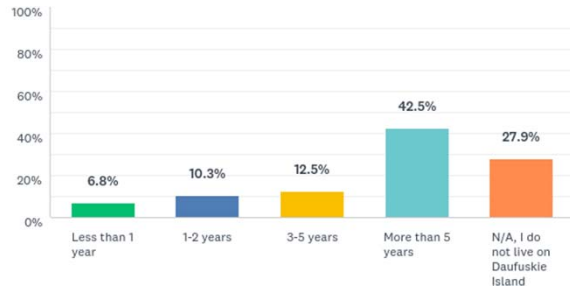
What is your status on Daufuskie Island?



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

## Public Survey Results

If you are a resident, how long have you lived on Daufuskie Island?

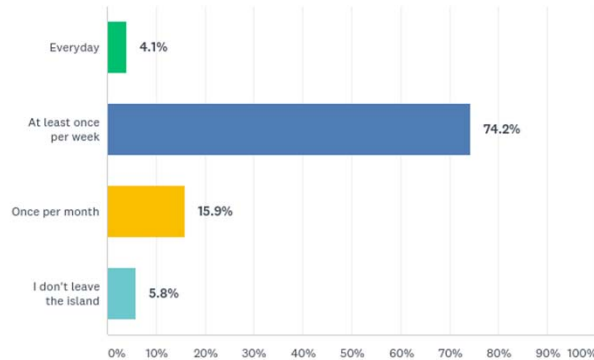


- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year



## Public Survey Results

How often do you travel between the island and mainland?

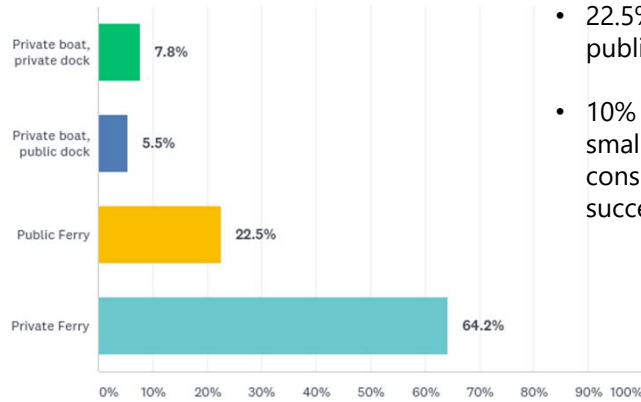


- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.



## Public Survey Results

How do you typically access the island?

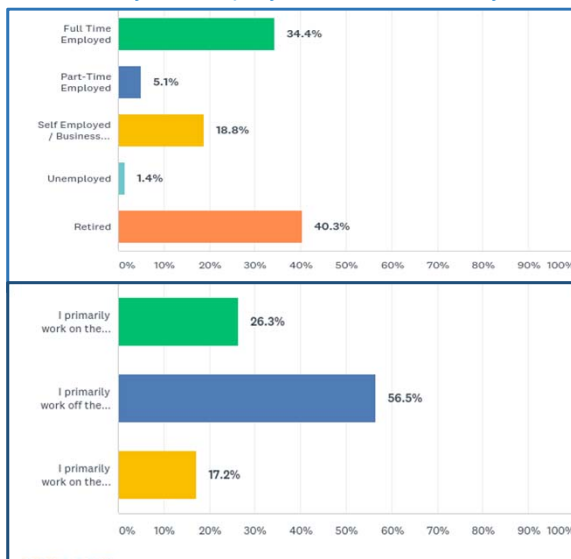


- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful



## Public Survey Results

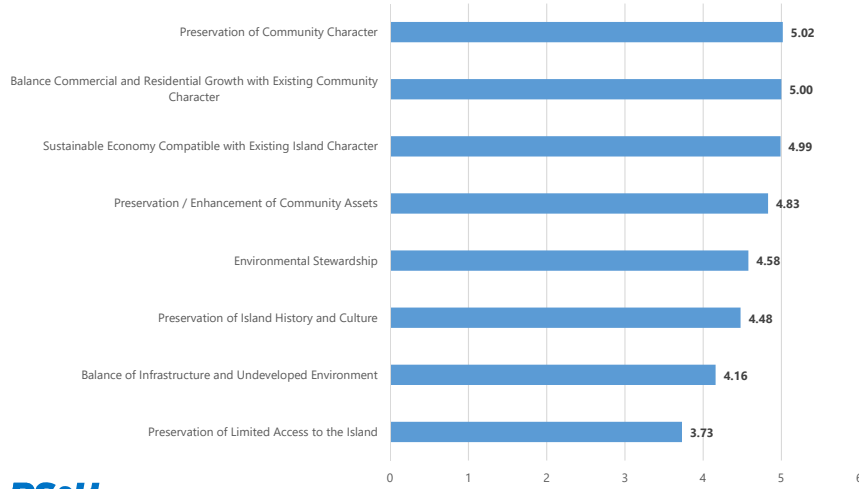
What is your employment status?/ Do you work on or off the island?



- 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

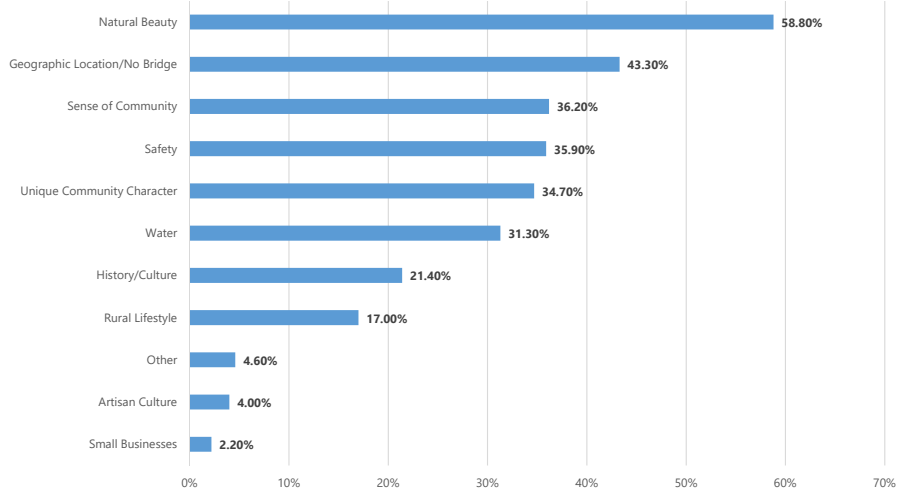
## Public Survey Results

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?



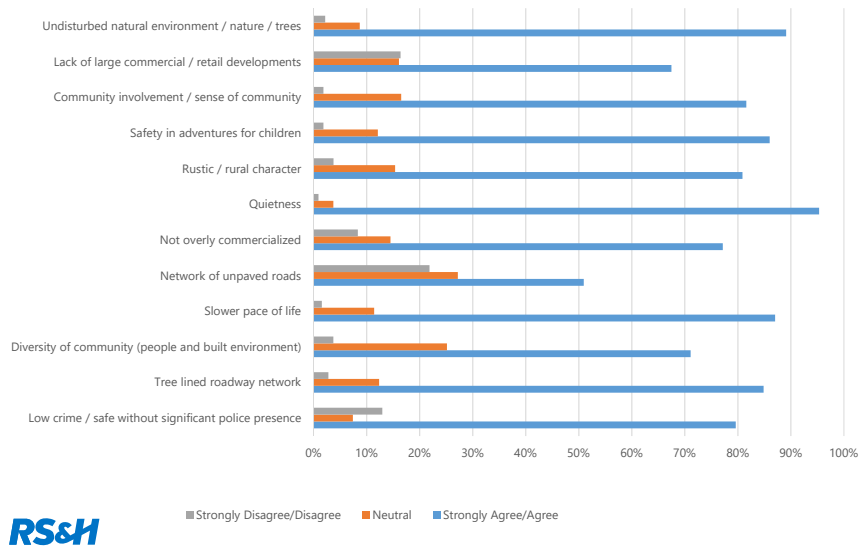
## Public Survey Results

What do you love most about living on Daufuskie Island?  
(Select the top 3)



## Public Survey Results

Major Contributors to Daufuskie Island's community character.



## Public Survey Results

» Major Contributors to Daufuskie Island Character

– All were considered to be important by respondents

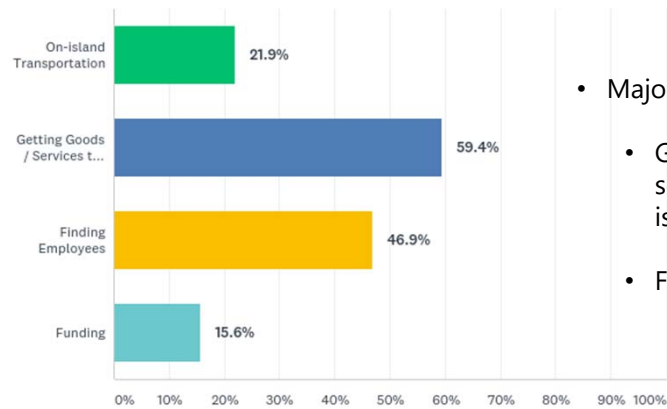
– The top three contributors:

- *Quietness*
- *Undisturbed Natural Environment/Nature/Trees*
- *Slower Pace of Life*



## Public Survey Results

What are the major challenges you face as a business owner on the island?



- Major Challenges:
  - Getting goods and services to the island
  - Finding employees

**RS&H**

## Public Survey Results

» What do you dislike about Daufuskie?

- Majority of the respondents did not dislike anything about Daufuskie
- Sample comments received multiple times:
  - *Bugs*
  - *Some people want to change it to be like where they came from*
  - *Snakes*
  - *Because I'm not a resident*
  - *Lack of respect/understanding between Island residents, particularly Haig Point and the Historic District residents*

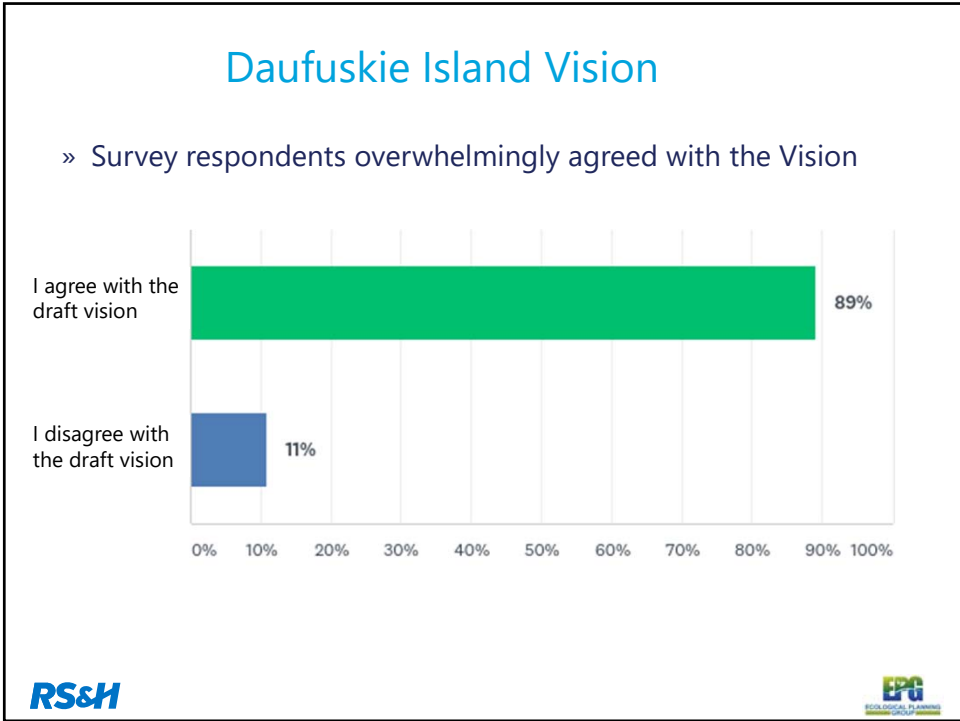
**RS&H**

## 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

**RS&H**





- ### Daufuskie Island Vision
- » Sample comments from those who disagreed with the Vision:
- Too long and wordy
  - Too short
  - Not focused enough; too vague
  - Daufuskie is not pristine
  - Isolated is not the correct word and has a negative connotation
- The RS&H logo is in the bottom left, and the EPC logo is in the bottom right.

# *SECOND SURVEY RESULTS*



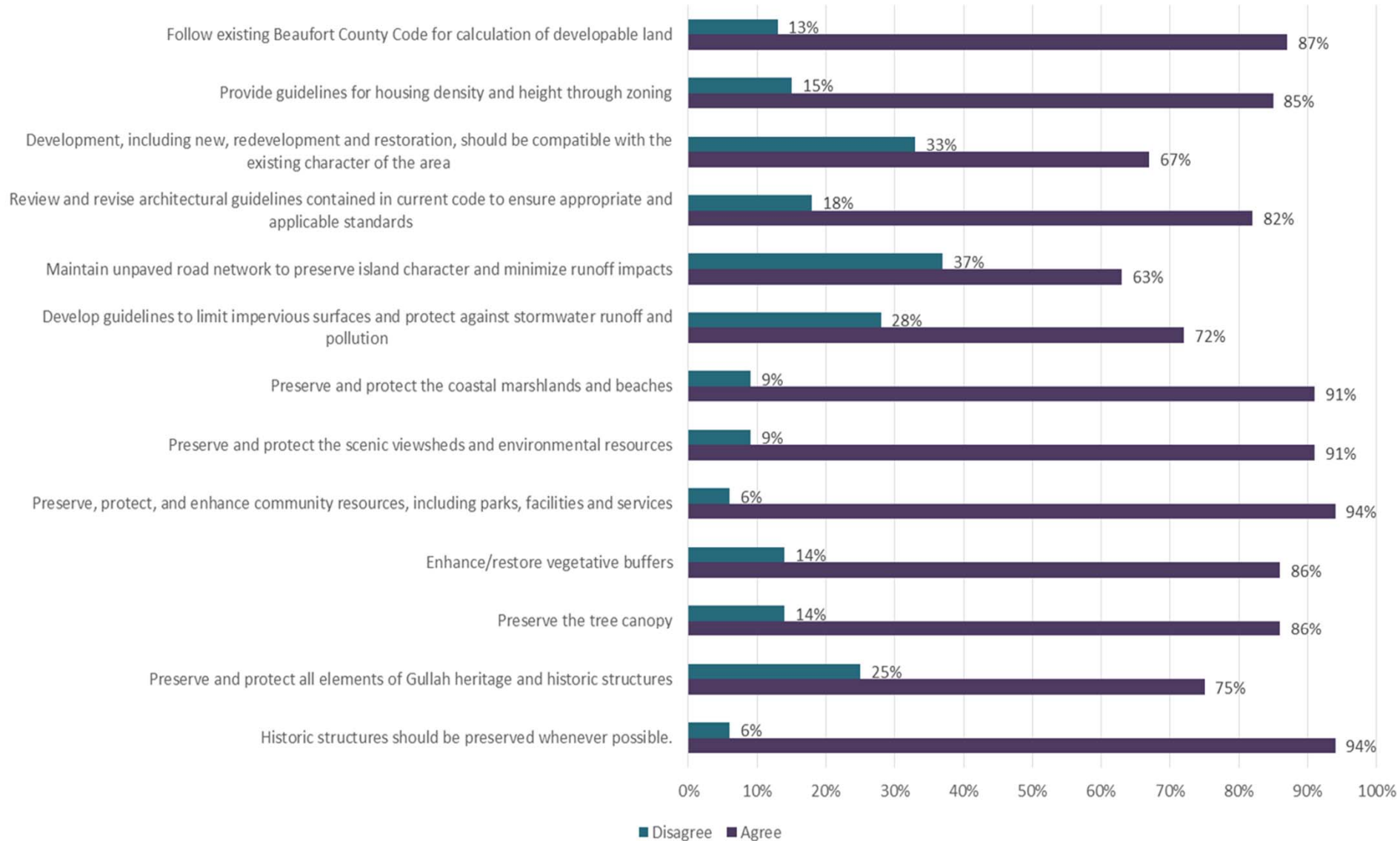
# Second Survey

- » 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.

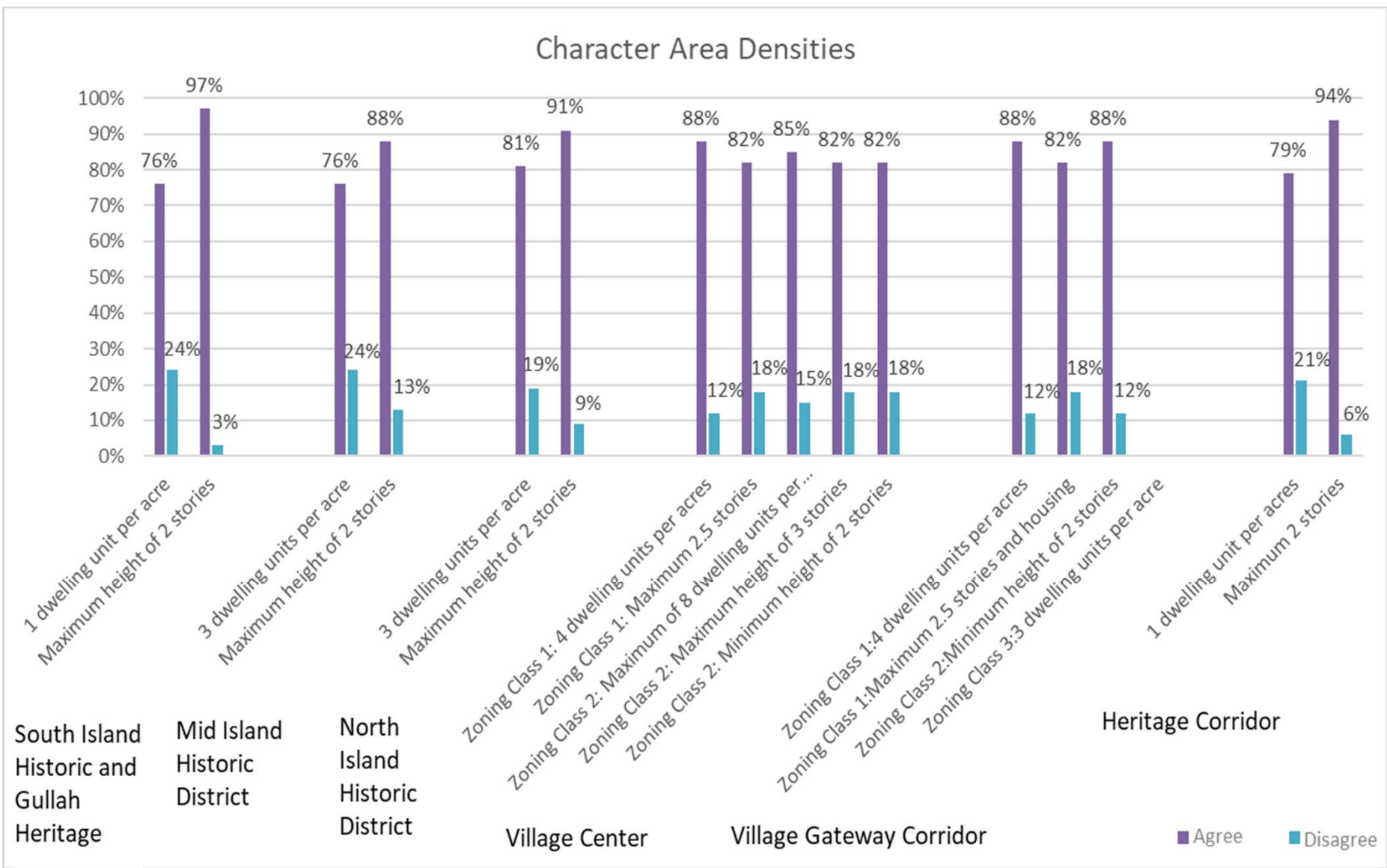
The way this is written is slanting the answer toward no development. I favor developing the Webb Tract while respecting our Island's character and history

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



**COMMENTS: CHARACTER AREA DENSITIES**

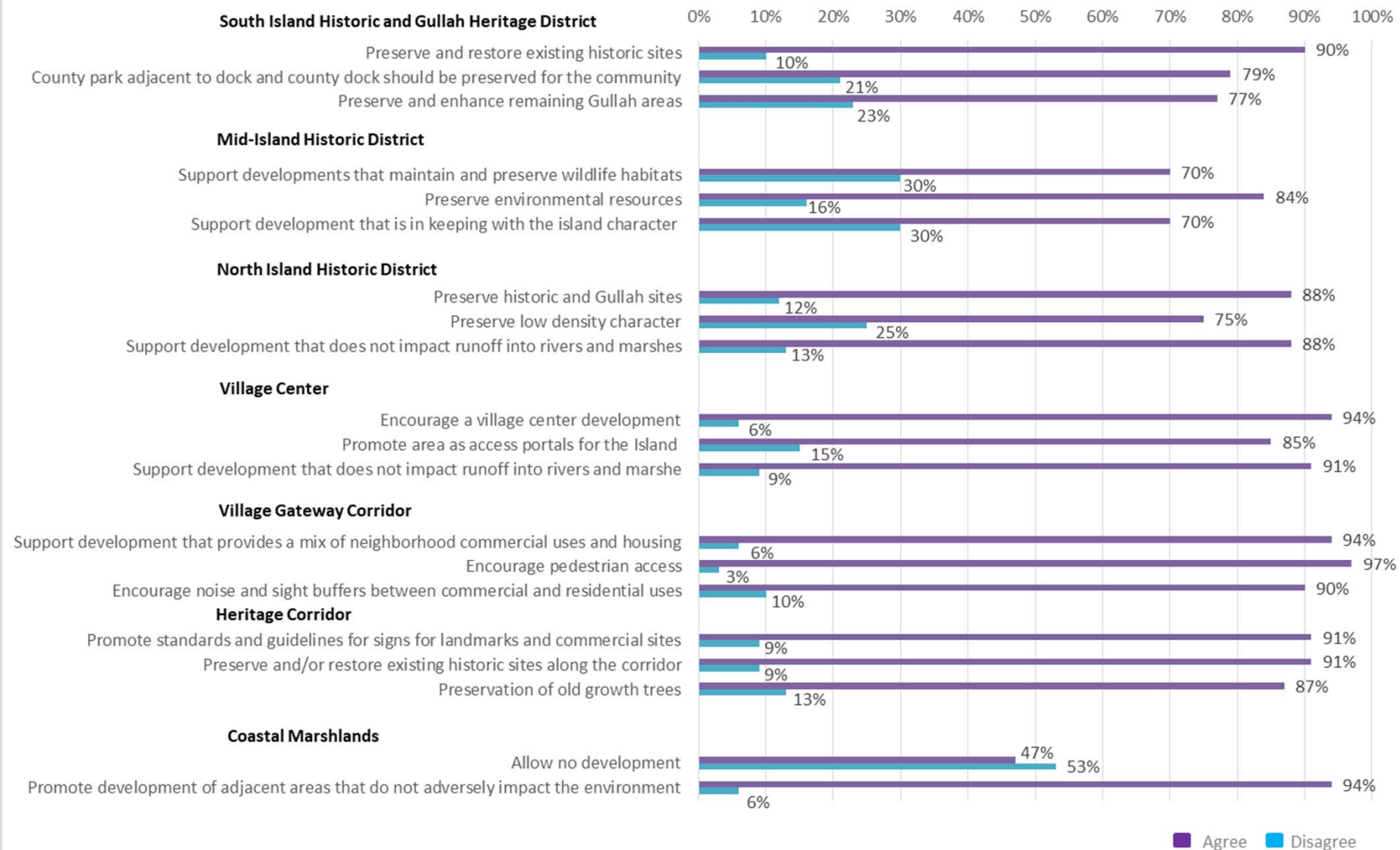
<b>South Island Historic District and Gullah Heritage Sub-District</b>
2 or 3 per acre is fine
<b>Mid-Island Historic District</b>
3 stories is fine
Only one dwelling
Existing zoning & requirements are adequate.
The Webb Tract is huge- greater density and taller structures in some areas would have no 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)**

<b>Village Gateway Corridor</b>
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
<b>Heritage Corridor</b>
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**

<b>Village Gateway Corridor</b>
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.
<b>Heritage Corridor</b>
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