

Daufuskie Island Council Meeting Minutes

February 16, 2016, 5:30pm

Mary Fields School

Council-members present: Charlie Small, Chuck Hunter, Steve Hill, John Schartner, Tina Fine, David Hutton, Deborah Smith

Council-members absent: Janet Adams, Len Pojednic

Guest: Mark Baker, President, Wood+Partners Inc., Hilton Head Island

32 people in attendance

Meeting called to order: 5:30pm

Council Chairman Charlie Small opened the meeting acknowledging a successful community election conducted on Saturday, February 13. Three opening Council seats were filled. He extended congratulations to Deb Smith, and David Hutton on their election to the Council (Charlie was also reelected). He thanked all residents and property owners who took time to participate – a total of 212 ballots were cast (this compares to 132 last year).

The Chairman recognized Darnell Browner, Chuck Henry, and Rocket Rossman for their willingness to serve. He acknowledged outgoing Council-Members Dickie Phelps and Bill Nickels; all the Council appreciated their contribution and enjoyed working with them.

He thanked Leanne Coulter – the hardest working member of the election committee. It was through all her fine efforts that the election ran so smoothly. He also thanked the other members of the election team who provided invaluable assistance: Jenny Hersch, Karen Rafferty, and Kristi Nelson.

Several activity updates were provided:

Capital Project Tax Commission: The Council has applied for County funding for several Daufuskie Island Plan priority projects. Chuck Hunter, Steve Hill, and Tina Fine attended the County's Public Facilities Committee on 15 Feb to make a presentation. Four projects were discussed:

- \$1 million for a 30-40-passenger ferry that could carry cargo and be incorporated into a public-private partnership with the county.
- \$1.5 million to help the county acquire rights of way on several roads to build water and sewer infrastructure and complete other upgrades
- \$2 million to purchase and develop a single waste disposal site for all island communities, where residential and commercial waste and recyclable material could be collected and disposed of off the island

- \$4.5 million to help prevent beach erosion threatening homes and sea turtle habitats

The committee passed three of the projects. They agreed beach erosion is a serious concern, however they felt the beach erosion project wouldn't be approved because the homes are on private property. The package of the three remaining projects now moves on the Capital Project Tax Commission for review and hopefully approval.

Doorway to Daufuskie: John Schartner provided an update on the Doorway to Daufuskie project. He related some of the major decisions of the Roads Committee's recent meeting:

The architectural design of the signs was approved from the committee: consisting of 2 sides, the front for the historic sites of Daufuskie and the backside for the sponsors and Leadership mission statement. The sites are listed on the Rob Kennedy map.

All local commercial aspects of the signs have been removed, only sponsors will be mentioned on the back. To date all sponsors are from Hilton Head and Bluffton. Only one of those vendors have ties to Daufuskie, that being The Greenery.

The signs will be placed at the two major entrances to Daufuskie: 1) Freeport Marina where the public ferry enters and 2) the county public landing on the south end of the island, where the water taxis enter.

The leadership will have their final designs in on Feb 12 and those will be presented to the Daufuskie Council at the monthly meeting. Those designs will be recommended for approval by the sign committee.

The leadership has also volunteered a sign for the new life support pad.

John expressed his thanks everyone involved with this project both on the Leadership Committee and the locals on Daufuskie who have put time and effort into this project.

CBRA Line: Steve Hill provided an update on the efforts to adjust the CBRA line on Daufuskie. Congressional Representative Mark Sanford continues to remain engaged with this effort. Over the past two weeks he has signed a letter to the Director of the U.S. Fish and Wildlife Service recommending the Daufuskie's CBRA line be addressed. He has also introduced legislation (HR Bill 4458) to correct the CBRA line.

Community Park: Chuck Hunter described recent steps taken by the County for improvements to the community park. The County has recently issued a Request For Proposals (RFP) for work to improve the community park and rebuild the restrooms at

the county landing (Marshside Mama's). Chuck indicated that several contractors has expressed an interest in bidding on the work.

Bloody Point Rezoning: Mark Baker, President of Wood+Partners provided an overview of the proposed plan to change Bloody Point (BP) PUD.

Mark Baker: The BP golf course operation is under-performing. The proposed rezoning development can help enhance values. The proposed plan allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 100 dwelling units. The proposal also includes an inn/hotel with up to 60 rooms and commercial space, open spaces, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier. A traditional village-like settlement pattern is anticipated as outlined in the Daufuskie Island Code. Dwelling units will be carefully placed in a low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways.

After the presentation, Mr. Baker responded to questions:

Paul Vogel: How will the new BP development handle parking on the Savannah side?

Answer: BP already has a successful arrangement with the Westin Hotel on Hutchinson Island. It's expected this will continue.

Dennis Sutcliff: Will the Inn provide transportation?

Answer: Yes, golf cart transportation will be provided from the landing on Mongin Creek.

Shawn Devine: Where in the approval process does this proposal stand now?

Answer: The rezoning request was considered by the BC Public Facilities Committee in January. They recommended approval. It will next be considered by the Natural Resources Committee in early March. If they recommend approval, it will go to the full BC Council where it will be given three readings before a final decision is made.

Jenny Hersch: This new development will place additional demands on water and solid waste, how will these be handled?

Answer: Each of the current island service providers has reviewed the projected requirements and indicated that can provide service.

Paul Vogel: How much water will be used?

Answer: Development plans to stay within its agreed water usage limits.

Steve Hill: Is there a possibility to use Transfer of Development Rights (TDR) in this case?

Answer: (Aaron Crosby) As this proposed development is within a PUD, it is not a good case for the use of TDR. The TDR exchange has not been set up.

Charlie Small: Who do you think will use this new development?

Answer: It's expected that millennials, who are not interested in the country club approach, will be drawn to this concept.

(Unkown): What is the timeframe for the current BP services?

Answer: (Patrick Ford) Golf course is expected to stay open through 1 June. He will be speaking to Brian McCarthy soon to learn if that's still the plan. Restaurant is not closing. Beginning 1 March it will be open seven-days a week.

Jenny Hersch: How will fire/EMS requirements be met?

Answer: The Daufuskie Fire Department has been consulted and they do not anticipate any problems.

Leanne Coulter: Will this be another gated community?

Answer: No gate will be constructed. The community will always have access to the cemetery.

Tina Fine: What is the timeline to build this development?

Answer: Not really sure yet. After approval by the County Council, the required permits must be obtained. Ultimately, a development partner must be found.

Dennis Sutcliff: Is the current ferry operating between Savannah for members only?

Answer: Yes, it's only available for the membership.

Deborah Smith: Daufuskie is a beautiful place. What is the environmental impact of this development?

Answer: The intent is to avoid any adverse environmental impact. Dropping golf in favor of a 'softer' meadowland will reduce the amount of chemicals used to maintain the grounds.

Deborah Smith: Currently there is a housing shortage on Daufuskie. Construction workers can't find places to live. Are housing options for construction workers been discussed?

Answer: Affordable housing will be taken into consideration.

The Council thanked Mr. Baker for agreeing to attend the meeting.

Open Forum: No comments.

Meeting adjourned: 6:20PM

Minutes submitted by: Steve Hill

Minutes submitted for review on: February 23, 2016
Next meeting - Monday March 21, 2016