

DI Council Meeting
July 19 2022
5:30 PM
DIFD, 400 Haig Point Road

Roll Call – Kathy Aurichio, Leanne Coulter, Robert Levis, Beth McIntyre, Cathie Moore, Roger Pinckney, John Schartner

Call to order

Pledge

Announcements

HP Foundation Scholarship Awards – K Auricio – nothing to report.

A motion has been put forth to increase meeting frequency to once every month. The board will announce a special meeting 8 days prior then meeting to consider the change in frequency of the meetings.

Special Guests -

Heather Mack

Brigitte Bartley

Geoff Brunning

2022 Committees:

Roads, Access and Easements – Roger Pinckney (Chair), Beth McIntyre

Condemnation of Prospect Road

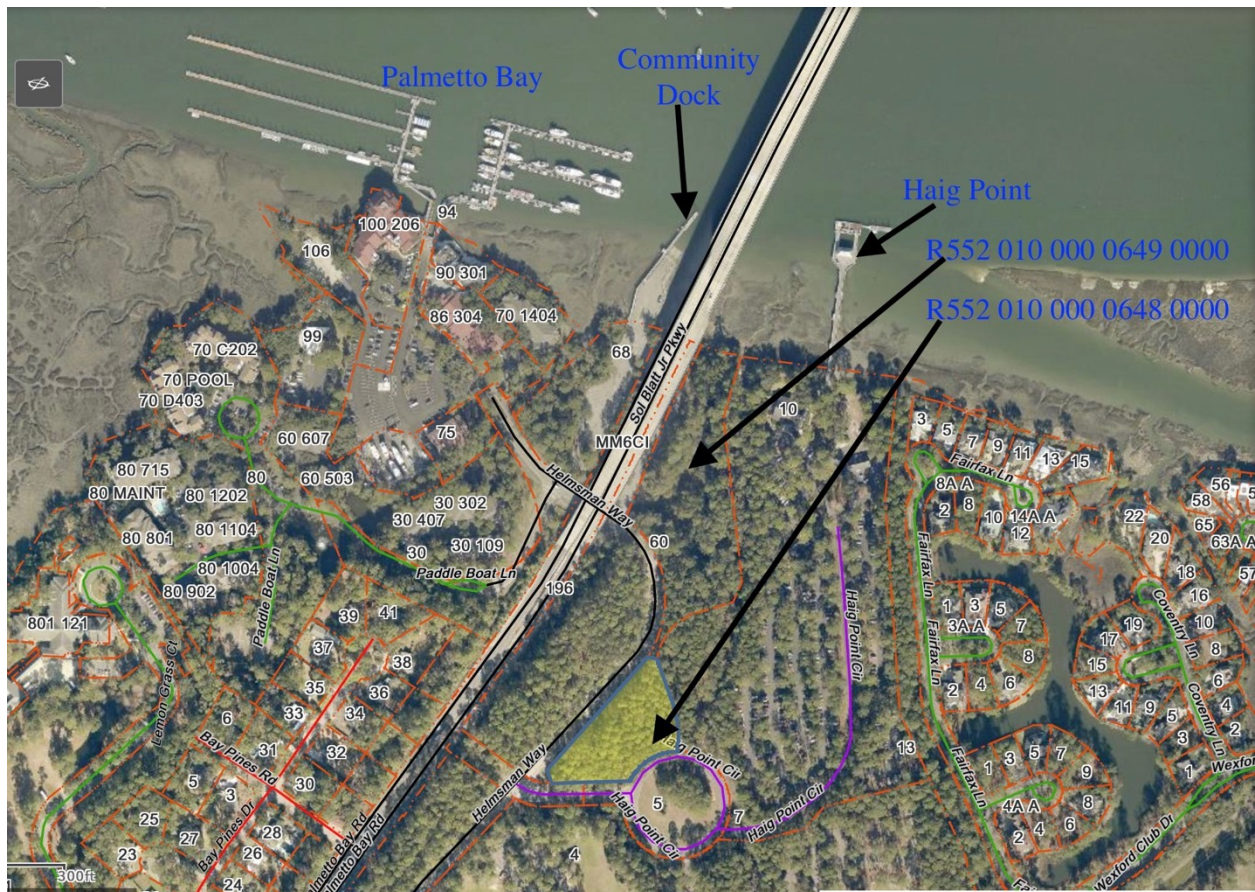
Mr. Pinckney has spoken with the Deputy County Attorney and the case to challenge the condemnation of Prospect Road has been heard by a judge. It was never the intention of the DI Council to pursue condemnation. However, the continued efforts by Hatcher Holdings to close the road did not leave many viable alternatives. The road was a public right of way as set forth in the deed signed by Hatcher Holdings upon purchase of the property. There have been continued attempts to cut off public access to the road by Hatcher Holdings since its purchase of the property. Since 1825 the road has been in use, as a public thoroughfare and is a significant part of the historical record of the island. If the judge does not grant the condemnation pursued by the county, then a prescriptive easement would be the next option.

Melrose Dock

The county is seeking an amicable purchase of the Melrose Landing. If that does not work the County has set forth its' plans for condemnation of the Melrose Dock and Landing area. Negotiations between the County and the current manager of Melrose have failed to yield an agreement regarding the dock. In order for the Community Ferry service to continue uninterrupted, and provide service to residents and visitors, the county must control both

embarkations: Daufuskie and Mainland. The county cannot issue an RFP unless they can guarantee landings on both sides.

Due to the ongoing issues with Buckingham Landing, they have proposed a new location on the Hilton Head side (Mainland) and monies have been set aside for that purchase. The proposed new location on HHI which runs parallel with Haig Point will have free parking, bathroom facilities, and shelter.



If purchased or condemned by the County, Melrose dock would be a public dock. Public means public and no one would be excluded or precluded from using the dock. Neither Melrose POA nor Whitestone would be excluded from use of a public facility. If the dock is obtained by the county, the ARPA funds, totaling \$1,000,000 for a new Community Building space could be built at the backside of the dock area.

Condemnation actions must meet certain criteria in order to be used, ie - Land/property is taken for the public good and it must be paid for at fair market value. There has been talk about the DI Council coming together and giving a firm opinion regarding the condemnation of the dock. These are extremely important issues facing the island. There are strong opinions on all sides. Mr Pinckney doesn't want these issues to divide us as an island. We should respectfully disagree and remain amicable.

Tourism – Kathy Aurichio (Chair), Cathie Moore, Beth McIntyre

We are looking at a banner year for day trippers. We are one of the top three tourist attractions in BC.

Parks – John Schartner (Chair) –

A meeting was held with BC reps, Eric Greenway and Mark Davis. BC has agreed to do a lot more with the upkeep and maintenance at the park and will be handled by the Dept of Parks and Rec. Future plans include a backstop for the baseball field, electricity, lights, grills, and benches. Trash can and recycling cans will also be provided along with regular pickup. There will also be water access near the grill area for safety.

DI Plan and Codes Liaison – Cathie Moore (Co-Chair), Leanne Coulter (Co-Chair)

A meeting was held Sunday, July 17, 2022 to discuss the outcomes of the STR survey. Plans moving forward are for RS & H to facilitate a public meeting which will contain, the type of permitting available.

Special Projects –

Geoff Brunning – Beach Safety Mile Markers

New Beach Markers are to be positioned on the beach every tenth of a mile. A survey crew will use GPS to locate the positions and these will be uploaded to ensure that emergency personnel can reach someone in distress in a timely manner. In June of this year, there were 3 beach rescues on DI. These will be mounted above the high tide mark and the cost for the project is \$16,000. The new signs are salt water resistant and graffiti resistant. DIFD is fully equipped with its new vehicle to reach someone on the beach or go onto the dock for an emergency. These new signs will make it much easier to locate the emergency and save valuable time.

Some questions still remain as to how far up the beach should the markers be placed and should they be placed in Haig Point.

Heather Mack – Terramor (Terramorresorts.com)

hmack@koa.net

Terramor is a business unit within Kampground of America Inc "KOA" that specializes in upscale camping (Glamping). KOA is a privately held company with the largest network of campgrounds in North America. KOA is a company that values sustainable environmental projects and encourages love of nature. In 2020, they launched their first Terramor glamping location in Bar Harbor, Maine. It was a huge success and they began looking at other potential locations. Terramor means "love of land". They determined that Daufuskie Island would be the perfect site for a new location due to its natural beauty and abundant wildlife.

The proposed site is situated on 100 acres behind Oakridge. The plan is to build up to 100 glamping tents. At this time, they estimate approximately 50% of tents would be for couples and 50% would be for families. Generally, the resort runs at 75% occupancy for tents which equates to approximately 260 guests. It would be very rare to run at 100% occupancy for tents with 100% capacity (heads on beds) which would equate to approximately 350 guests. In addition to the tents there will be a main lodge (approximately 5,000-6,000 sq ft), a welcome outpost, a pool, a maintenance building and employee housing. The resort will operate year-round. Typical guests are in their mid 40's, with 30% being families some of whom will have dogs. Average stays are usually 4 nights to 1 week with the cost of lodging at \$500-\$700 per night and does not include meals.

The resort will employ 60-70 people year-round and employee housing will be built on-site. The current site has water and sewer hook ups available. They are proposing 2025 for the opening date but this is subject to change depending upon building timelines.

The goals for their customer experience:

1. Rooted here – Promote local businesses
2. Discover New Paths – Take in your surroundings.
3. Campfire conversations – Connect with each other
4. Trail Magic – Be prepared for the unexpected moments.

They would like to be a hospitality partner with the island. They would like to bring more tourist dollars to the island while maintaining the look and feel of the island. As an environmentally based company, they promote best practices by:

Being Good Stewards of the land

Practice Forest Management

Be Quiet neighbors

Be Community Partners

Important Dates:

The current site is zoned for a developed campground with a special use permit. Currently, they are going through a pre-application process with the county. They were originally going to submit their conceptual plan application on August 24th for a Sept. 22nd public hearing with the Zoning Board. However, some of the survey requirements will now take longer than expected, so the new dates are as follows:

Sept 21st – Conceptual Plan Application Submittal

October 20 – Public Hearing with the Zoning Board of Appeals and special use permit decision

Nov 1 - Complete due diligence

Nov 15 - Close

An additional community meeting will be scheduled on island with Heather Mack, Director of Acquisitions, in September for folks to learn more and ask questions. Details to come. For more information, check out www.terramoroutdoorresorts.com. You can also email Heather Mack directly at hmack@koa.net dire

Items to be further investigated by Terramor: (Brought up by residents)

Trash and Laundry

Workforce housing

Ferry usage vs private boat

Brigitte Bartley– Real Estate Broker with Damian Hall Grp.

The following property is offered for sale:

Webb Tract, with approximately 600 acres on Daufuskie Island with 1.7 miles of deep water and marsh frontage. The property is approved in Beaufort County for 1,250 residential units. 300 acres of the interior property is in a conservation easement which will allow 22 estate lots and biking & hiking trails. The marina village area which comprises approximately 100 acres is not part of this sale but will provide valuable services for the Webb Tract in the future. Asking price 16,500,000

Public Comments **All comments questions are limited to 3 minutes per person**

Erin Quinn – community happenings

Sunday 5PM soccer at Frances Jones park

If you are interested in starting a softball league let her know. She has equipment for use.

Freddy Grant– Freeport Road needs to be graded.

Kenneth Badget – Community Q & A at 7:00 on July 21, 2022 for Whitestone. This will be the first of several meetings.

If you would like to fish off the dock, you will need to register with Whitestone.

Cathie Moore - The county needs to step up to maintain the park at the county dock.