

## Daufuskie Island Plan and Code Committee

### Meeting Minutes

July 24, 2023

#### Members Present

Leanne Coulter  
John Schartner  
Jodee Brunning  
Martha Tarrant  
Martha Hutton  
Sonny Timmerman  
Erin Quinn

#### Members Absent

Kade Yarborough  
Sallie Ann Robinson

1. Meeting Called to Order: The meeting was called to order at 5:35 pm.
2. Approval of Minutes of prior meeting: The minutes of the April 3, 2023 meeting were approved on a motion by Jodee, seconded by Leanne.
3. Committee Mission: The committee discussed the mission for this committee's work. The original intent when the committee was formed was to look for inconsistencies in the DI code. Some items were noted that need to be addressed such as:
  - a. Definitions need to be added so that people using the code can have all the information they need in one place.
  - b. Some things are vague and need clarification.
  - c. Some items in the DI Code may conflict with the Beaufort County Code, especially since Daufuskie is more rural.
  - d. Some current setbacks are not appropriate in certain areas.
  - e. Looking at buffers, requirements should be different on primary roads versus secondary roads.
  - f. As the island gradually becomes more development, the County is likely to be on the island more and may implement more enforcement of the zoning rules.
  - g. Beaufort County staff are using the wrong version of the DI Code map and need to be informed of the correct version of the map.
4. A question was asked whether the committee should work on minor revisions only, or is a more extensive update needed, and will the County honor minor changes outside of a full overhaul? Is an update suggested after a certain period of time? Jodee explained that there was a meeting with staff prior to starting this process and staff will consider individual text amendments. However, staff may not approve changes for DI that are different than the rest of the county. But there are certain things that exist on Daufuskie that do not exist in other parts of the county, such as golf cart rental businesses.
5. Next Steps: Items for the committee to work on include the following:
  - a. Glossary of Definitions: Sonny has started a list of definitions and will distribute it to the committee.
  - b. Mark Davis recommended the committee make two copies of the current code and mark up one with the desired changes.
  - c. Jodee made a list last year of some items she had noticed that need revision.

- d. The Code needs to be reviewed zone by zone as well as by topics such as setbacks, buffers, etc. to look for inconsistencies and revisions needed. The entire document doesn't need to be revised under one amendment. It can be done a portion at a time.
  - e. Enforcement: How should the DI code be enforced if someone violates the code? Residents need to be informed that they should contact Beaufort County Code Enforcement with issues that need to be addressed.
  - f. Education of residents is needed. Information regarding Zoning and how to use the DI Code could be developed for homeowners and buyers.
6. Homework: For the next meeting, Committee members should review Zones Transect 1 and Transect 2 (all 3 sections) regarding permitted uses, which uses are included, and what uses may be missing.
- a. Martha will look into converting the code into a Word document that is easier to edit and also send everyone Jodee's list of items needing review.
  - b. Jodee pointed out that similar sections of the Beaufort County Code can be looked at for comparison to the DI Code. For instance, the Beaufort County zone T-2 is similar to the Daufuskie zone D-2. The Beaufort County staff may prefer that the Daufuskie Code match the Beaufort County Code as much as possible.
7. Next Meeting: The next meeting will be Monday, August 14, 2023 at 3:30 pm. The meeting location is to be determined.
8. The meeting adjourned at 6:48 pm on a motion by Leanne Coulter, seconded by Erin Quinn.