



COUNTY COUNCIL OF BEAUFORT COUNTY

Community Development Department

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PLANNING COMMISSION

MONDAY, August 6, 2018

6:00 p.m.

Council Chambers, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Community Development Office, Room 115, Administration Building
2. REGULAR MEETING – 6:00 P.M.
Council Chambers, Administration Building
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MEETING MINUTES FROM PREVIOUS MEETINGS
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. DISCUSSION OF PROPOSED PASSIVE PARK ORDINANCE / PASSIVE PARK COMPREHENSIVE PLAN FOR REVIEW AND COMMENT; STAFF: STEFANIE NAGID, PASSIVE PARK MANAGER ([backup](#))
9. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B, DAUFUSKIE ISLAND CODE TO AMEND THE DAUFUSKIE ISLAND PLAN ([backup](#))
10. TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G, DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE ISLAND PLAN. ([backup](#))
11. NEW/OTHER BUSINESS:
 - A. New Business
 - B. Other Business: Next Scheduled Regular Planning Commission Meeting: Thursday, September 6, 2018, at 6:00 p.m. in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina
12. ADJOURNMENT



Beaufort County

Rural and Critical Land Preservation Program

Passive Parks Public Use

Comprehensive Plan

2018

**Prepared by:
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Community Development Department
Beaufort County**



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Executive Summary

Beaufort County has been a frontrunner among local governments in land preservation since 1999 with the creation of the Rural and Critical Land Preservation Program (RCLPP or Program), which is nationally known for preserving the landscape that makes the Lowcountry special.

In 2016, the Beaufort County Open Land Trust produced a report, *Stewardship and Public Use of Rural and Critical Lands*, which outlined how Beaufort County could allow public access and develop the passive parks while properly managing and maintaining all RCLPP lands. This report, *Passive Parks Public Use Comprehensive Plan*, presents a framework for how Beaufort County is going to prioritize and implement management, improvements, and public use on RCLPP fee-simple properties.

Improvements may vary dependent upon the nature of any given property, however basic elements may include parking and restrooms, nature trails, boardwalks, open-air pavilions, camping facilities, water access, land management practices, and revenue generating activities compatible with the RCLPP mission. Natural and cultural resources, development and improvements, operations and maintenance, and fiscal resource needs are all discussed in this report.

The opportunities on RCLPP properties are abundant and varied. Unique opportunities such as regional recreation area(s); private-public partnerships; partnerships with volunteer groups, local municipalities, and State and Federal agencies; eco-tourism concessionaires; and others exist.

In 2018, Beaufort County hired a Passive Parks Manager to oversee and initiate the evolution of the Program through well-informed stewardship goals and a continued focused on the Program's mission. During the implementation process for each property, the Passive Parks Manager will collaborate with Beaufort County stakeholders in order to provide lifetimes of public use and enjoyment of RCLPP properties.

The goals of this report are to:

- Define the roles and responsibilities for County staff, volunteers, and Boards to develop and manage the public use of the parks and management of RCLPP properties,
- Designate appropriate monitoring and security measures needed,
- Describe RCLPP branding and marketing standards needed,
- Outline natural resource management needs, public use opportunities, and revenue generation for RCLPP properties,
- Describe maintenance and operations resources and needs for RCLPP properties; and
- Provide a framework for long-term strategic goals for the Program.

Introduction

Community Profile

Beaufort County has some of the most scenic and ecologically sensitive land in the United States. The ecological treasure that is the Lowcountry features unique habitats, scenic views and recreational destinations, all of which contribute to the quality of life in Beaufort County. Since this lifestyle is a fundamental part of the attraction to Beaufort, protecting this environment is an economic imperative.

The scenic and sensitive resources are varied and numerous. Plant communities bring beauty and definition to the landscape. Lying in the coastal zone, Beaufort County forests include bottomland hardwoods, pine woodlands, oak-hickory forests, cypress-tupelo wetlands, and maritime forests. Beaufort County has eight plant and animal species federally or State listed as threatened or endangered, with an additional forty-seven identified as imperiled on a global or state scale. Loss of habitat is the primary cause of species imperilment.

The almost forty linear miles of beaches are an important mainstay of the tourism economy, with the dune systems forming the first line of defense against astronomical tides and sea level rise, and provide important wildlife habitat. Water, however, is the resource that truly defines Beaufort County. Rivers, estuaries, wetlands, and the Atlantic Ocean forms the scenic backdrop that makes Beaufort County such a special place. The County consists of 468,000 acres and 51 percent are tidally influenced rivers, creeks or marshes. The quality of these waters has been at the forefront of the Beaufort County conservation efforts, and the Rural and Critical Land Preservation Program (RCLPP or Program) has focused much of its efforts on buffering the May, Okatie, Broad and other rivers and their watersheds.

Beaufort County of the 1950's featured rural farming communities and fishing villages. The City of Beaufort was a commercial center, and Hilton Head had not yet become an incorporated town. Today, resort development is predominant on the Sea Islands, large swaths of land have residential development, and Beaufort and Port Royal have grown and attract creative, enviable clientele. The communities south of the Broad River have experienced even more growth and change. Bluffton has grown into a major presence in the Lowcountry and much of its growth now occurs in and around its city limits. Hilton Head is well recognized for its attractions and its own efforts at resource conservation.

The 1980 census placed Beaufort County's population at 65,364. In 2008, the population had grown to 146,743. By 2015, the population had grown to 179,589. By 2030, the population of Beaufort County is expected to be 261,017. In 2015 the area comprising Beaufort and Jasper counties had the fourth-fastest growing population along the East Coast.

Program Profile

A sensitive environment coupled with rapid growth presented a delicate balance for the development of Beaufort County. Economic growth is critical to the economic quality of life of residents, but little tolerance exists for environmental degradation by county citizens. Maintaining this balance is a key reason for the establishment of the RCLPP and why it continues to be an essential element in managing Beaufort County's growth, now and into the future. The County was experiencing unprecedented and widespread growth in the 1990's, and the anticipated effect was a sharp decline in the quality of life for the citizens of

Beaufort County. The environmental impact of rapid growth was perceived as a major detriment to the quality of life.

With its genesis rising out of the first County Comprehensive Plan, the RCLPP became a partial answer to the growth pressure, and in 2000 the first bond referendum for \$40 million to fund land purchases was put before the citizens of Beaufort County. It passed with 73% of voter approval. Three additional referenda followed in the next 14 years. These were the 2006 referendum for \$50 million to fund land purchases (76% approval); the 2012 referendum for \$25 million to fund land purchases and park improvements (62% approval); and the 2014 referendum for \$20 million to fund land purchases and park improvements (73% approval). As a result, more than 23,500 acres of land either in fee simple purchase or conservation easements have been protected through the Program. Additionally, the 2016 Public Opinion Survey conducted by Clemson University's Strom Thurmond Institute for the Beaufort County Community Development Department confirmed the public's commitment and support of conservation areas (97%) and the desire for the ability to access those areas (86%).

The benefits of open space and parks are well documented. Research shows that parks overwhelmingly enhance the quality of life of citizens, contribute to community health and vibrancy, and promote economic development, tourism, and education. Property values are generally higher when they are next to or near open space and the typical return for every dollar invested in conservation is between \$1 and \$4. Many of the RCLPP properties have abundant potential for public passive recreation and use. Enhanced land management will continue the voters' environmental mandate to protect the natural resources and quality of life of Beaufort County, and increased improvements for public use furthers the taxpayers return on their investment in the Program.

RCLPP lands have been deemed special by the community and acquired properties have scenic views, water access, or historic significance. Proper stewardship of these natural resources is fundamental to land management and the protection of the conservation values of these properties. Providing more opportunities for the public to enjoy these lands, without harming the intrinsic conservation value, is the natural progressive evolution of the Program.

This report presents a framework for how Beaufort County is going to prioritize and implement improvements and public access opportunities on RCLPP properties. Individual park planning and design is not part of this report. Park specific management and improvement plans will be created inclusively with appropriate stakeholders, and as funding becomes available, in order to include community needs assessments and to better understand the population individual parks will be serving.

Roles and Responsibilities

Public ownership of real property is a detailed part of governance. According to Article XII of the South Carolina State Constitution, under Section 1 of the Function of Government, the “health, welfare, and safety of the lives and property of the people of this State and the conservation of its natural resources are matters of public concern”. Properly managed public lands are an asset to the community. Failure to manage them threatens resources, creates problems with the continuity of the landscape, and liabilities become costly issues for the taxpayer. This basic government function is even more important when RCLPP properties are involved. These lands have unique qualities and conservation values, which have been determined to be important to the livability of Beaufort County by its citizens through their votes for the four bond referendums. Taxpayer money has been used to preserve these lands and they require special management to ensure the resources are conserved while still being available for public access.

Beaufort County

Stewardship is a broader and more comprehensive type of property management than basic maintenance and involves managing property resources with three achievable goals: sustainability, multi-use, and revenue generation. The first stewardship goal is to promote sustainability and safeguard the conservation values and natural resources from being compromised. The second stewardship goal is to promote multi-use of RCLPP properties while protecting conservation values. Public lands develop constituencies across a broad spectrum of users. Each user group will have its own vision for use of the land. An important consideration is to ensure that users have adequate access and the County adequately meets user needs to the extent practicable. The recent opinion survey has been the first step to determine general user needs and vision for RCLPP properties. As funding is available to implement park improvements, additional stakeholder meetings will be conducted to determine the specific user needs for an individual property. The third goal is to generate revenue from the land in an ecologically sustainable manner to assist with the maintenance and operations of the RCLPP properties. As long as a revenue generating activity is consistent with the RCLPP mission, it warrants evaluation for revenue potential. Proceeds from these activities will be placed in a dedicated RCLPP fund for use in operations, maintenance, improvements, to build staff capacity, and/or match grants.

Upon the establishment of the Program, the County Council created the Rural and Critical Lands Preservation Board (RCLPB or Board). The Board is comprised of one member from each of the 11 County Districts, who are nominated by the council member in their district and approved by the full County Council. Each Board member serves a four year term and can seek reappointment. The RCLPB was assigned specific duties, which include:

- 1) Developing and recommending to County Council, for adoption by resolution, a set of Beaufort County Rural and Critical Land Preservation Program Policies and Guidelines to guide the identification, prioritization, and management of parcels to be acquired through the county rural and critical preservation program. The Board may make recommendations to County Council for amendments to the Policies and Guidelines as the need arises;
- 2) Identify, prioritize and recommend to County Council rural and critical lands to be acquired through purchase of development rights, the option to purchase development rights, the fee simple purchase of property, or the exchange and transfer of title to parcels, as provided for in the County Council’s adopted Beaufort County Rural and Critical Land Preservation Program Policies and Guidelines;

- 3) Promote, educate and encourage landowners to participate in the County Rural and Critical Land Preservation Program; and
- 4) Perform such other duties as may be assigned by County Council.

Additionally, Resolution 2014/1 allows for the creation of a 5-member Passive Park Advisory Body, which should have specific expertise in park planning, land management, and conservation practices. This body may be established through ordinance and their specific duties and a set of by-laws may be created, which may include providing recommendations for use and management of RCLPP properties, review of park specific management and improvement plans, and promotion and support of the Program within the community.

At the time of this report, the Beaufort County Open Land Trust (BCOLT) is under contractual agreement with the County, and works on behalf of the County, to identify and investigate candidate properties for conservation, negotiate the purchase of the properties, and bring potential acquisitions to the RCLPB for consideration and approval. So long as a County-initiated conservation acquisition program remains in effect, the County will contract with an accredited Land Trust to continue these duties.

The Beaufort County Community Development Department has been the housing center for the Program. In 2018, a Passive Parks Manager was hired and will spear-head the Program as it evolves. County staff will continue to coordinate/collaborate with the Land Trust on acquisitions. The Passive Parks Manager will collaborate with partners and stakeholders in creating park specific management, use, and development plans. Other duties of the Passive Parks Manager may include ordinance and policy development, contracting, grant writing and submittal, coordination with local municipalities and other County departments, and relationship building with partners. Although the planning process for park development will require input and feedback from advisory boards, partners, and stakeholders, the County will maintain approval rights for any plans and expenditures related to RCLPP properties at the County Council's behest.

The Beaufort County Engineering, Infrastructure, Land Development, and Transportation Division, Facility Management Department has been identified as the best source for immediate and basic maintenance needs on RCLPP properties, such as bush-hogging, fine mowing, building maintenance and repairs, janitorial services, and trash pickup. Some maintenance functions have been assumed by Friends groups, non-profit partners, or local municipalities. This cost effective approach works well on certain properties, but would not be able to be applied County-wide. Maintenance needs for each RCLPP property will be discussed and determined on a case-by-case basis and as assigned by the County Administrator. Long-term goals may include hiring dedicated passive park maintenance staff and/or maintenance contractors. Duties may include janitorial services, trash pickup, parking area and trail cleaning, gate opening and closing (if applicable), and structural maintenance and repairs. Additionally, items of larger maintenance need, or special projects, also fall under the guidance of the Division's Engineering, Public Works, and Stormwater Departments, such as constructing or repairing a road, building stormwater ponds, and oversight of capital improvement projects.

Local Municipalities

Some of the most successful partnerships to maintain County lands have been through local partnerships between the County and a local municipality. Municipalities located in Beaufort County include the Town of Hilton Head, the Town of Bluffton, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee. These partnerships have tremendous benefit to both the municipality and County and will be pursued where needed and appropriate. Through Memorandum of Understanding (MOU) agreements, the

County and a local municipality can agree on the terms of responsibility for maintenance and operations on a case-by-case basis.

Friends Groups/Volunteers

Several Friends groups have formed in recent years with a focus on a particular park. These groups “adopt” a property and collaborate with the County by bringing their aptitudes forward and providing input on the adjacent community’s use needs and assisting the County with operations and maintenance, where feasible. Friends groups are particularly helpful with low-impact, but high maintenance, situations such as trail maintenance, litter pickup, and monitoring/reporting. The County and Friends mutually benefit by having more eyes on the park to ensure proper use as well as having a well-maintained and enjoyable park experience for the public. The County will continue to coordinate with citizens, volunteers, and Friends groups as need and opportunity arises during the on-boarding of individual parks. The County will enter into an MOU with each group, which will detail duties and responsibilities, as needed.

Public-Private Partnerships

A resolution was adopted in 2012 outlining Beaufort County’s policy in regards to public-private ventures for use on RCLPP properties which allows for the use of private enterprise to fully utilize parkland. This resolution set the stage for alternative partnership opportunities that restricts uses on sensitive lands and brings awareness to the unique resources of the County. Public-private partnerships also benefit the County through operations and maintenance opportunities as well as revenue generation. Revenue may be generated through rent/lease agreements, ecotourism services, and other possibilities. The County will continue to pursue these partnerships, and establish formal agreements that detail duties and responsibilities of each party, where feasible and so long as the partnership is compatible with the RCLPP mission.

Monitoring and Security

At a minimum, RCLPP properties require proper monitoring and security measures to ensure properties are not a liability and there is no damage to the conservation values. Monitoring and security measures will be in the form of the following:

Passive Park Ordinance: The first step to ensure proper security and enforcement of unwanted and unlawful activities on RCLPP properties is the adoption of a Passive Parks Ordinance, which will detail hours of operation, allowable and unallowable activities, and more. This ordinance will be drafted by the Passive Parks Manager, with stakeholder review/input, and presented to County Council for codification.

Gates and Keys: The most basic security measure is fencing and/or gating property to control access. Regulating access allows the County a measure of control over inappropriate uses of property. Properties may have gates that restrict vehicular access but not necessarily pedestrian or equestrian access. Proper gating brings the need for a controlled and organized system of keying. The Passive Parks Manager will maintain a master key lockbox for all gates and facilities on RCLPP properties. Any requests for events or use that would require the use of a key will be provided in writing to the Manager for approval and scheduling.

Boundary Posting and Signage: Posting the boundaries and clearly identifying property as belonging to Beaufort County and part of the RCLPP is imperative. There are existing signs on some properties, but many of those signs are large and difficult to maintain. RCLPP property boundaries may be fenced or painted, depending on the nature of the property, and small boundary signs will be placed every 150 feet with painted trees or posts every 50 feet. Standard entrance signs will be installed at the designated public access points to ensure clear and proper ingress and egress for the public. Emergency access locations may be located on a case-by-case basis dependent upon 911 service needs. All signage will comply with County ordinances and RCLPP Marketing and Branding standards, as well as City or Town ordinances if applicable.

Inspections and Enforcement: Proper management requires regular inspection. Dumping, poaching, and trespassing harm conservation values and prevents safe public use. Currently, the Beaufort County Sheriff's office Environmental Crimes Unit inspects RCLPP properties and investigates environmental crimes on a routine basis. In the future, the Passive Park Manager would like to have at least 2 dedicated staff to assist in daily park inspections, trash pickup, basic maintenance, and reporting for all RCLPP properties. However, the Community Development Department will continue to closely coordinate with the Sheriff's office to ensure timely enforcement of rules and regulations, should problems occur. County staff will also coordinate with the state Department of Natural Resources on various properties where hunting or special resources are of State interest. Additionally, conservation easements require annual monitoring. The majority of conservation easements are currently held by BCOLT, which does annual inspections and monitoring on those properties. Some conservation easements are held by the County and staff will continue to inspect and monitor those properties, as listed in the Conservation Easement section of this report.

Record Keeping: When a RCLPP property is purchased, the contracted Land Trust maintains files for the property through the time of closing; and the Attorney-at-Large keeps copies of all the closing documents.

After a property closes, the Beaufort County Community Development Department maintains a master document of the property details and provides an update to the County GIS Department to ensure accurate representation on the RCLPP GIS layer. Additionally, the property will be evaluated by County staff for natural resource and public use components and this report will be a supporting implementation tool of the Natural Resources Element of the County Comprehensive Plan, which will be reviewed and updated on a 5-year basis. Each property will also have its own Management Plan drafted and vetted through the stakeholder process. The individual management plans may include items such as natural and cultural resource inventories; current property description; any known legal restrictions; land management goals, objectives, and schedule; maintenance and monitoring needs; a business plan (if appropriate); and identification of any resource threats and potential solutions.

Branding and Marketing

Marketing and branding of the RCLPP is a key part of the overall recognition of these properties. Recognizable branding with a compelling vision, and marketing of that vision, will be a concept that needs to be fully developed.

The RCLPP has done a notable job of branding and using recognizable themes. This includes common phrases like “Protecting Working Farms”, “Keeping Jets in the Air”, and “Maintaining Clean Water”. These are relatable catch phrases and the public understands the message. Specific branding will be developed for the RCLPP properties as a whole, including standards in signage and building design, as well as the language used to discuss the Program.

Marketing promotes visibility and ultimately usability, thereby integrating economics into the Program. Land management and park development is an important part of increasing real estate values, promoting tourism, creating a healthier community, attracting businesses and creating a better labor pool, promoting and growing the aquaculture industry, and other types of economic development. It also is a critical way to address some of the needs of the community and leverage the monetary contribution of the taxpayers through the referendums beyond natural resource conservation.

The development of a branding and marketing strategy may be completed by County staff or through the contracting of a media firm. However, any strategy will maintain flexibility for compliance with County and local municipality ordinances, rules, and regulations. Additionally, a branding and marketing strategy will also incorporate standards on how co-owner, partner, and other contributing third-party logos may or may not be used on County property. For instance, parties that hold title to a piece of land may have their logos displayed on entrance signs and access points, however, in-kind partnerships may have their logos displayed in areas and on items that were contributed to the park or facility.

Management and Public Use

Public Opinion Survey

To obtain community input on the potential uses of RCLPP properties, in 2016 the Community Development Department contracted Clemson University's Department of Parks, Recreation, and Tourism Management and Strom Thurmond Institute to conduct a community survey of Beaufort County residents, non-resident property owners, and workers, regarding their views. Of the survey participants, 96.14% were residents, 3.40% were non-resident property owners, and 0.46% were non-resident workers.

Some of the most significant results were:

- 97% identified a positive impact on their overall quality of life from conserved lands, confirming the public's commitment to the preservation of important natural and conservation areas.
- 86% believe conservation lands should be more publically accessible and 93% believe continued protection of those lands is important if they are made accessible.
- 65% believe that conservation lands contribute a great deal to the County's economic prosperity.
- Top passive use activities include nature-based activities, with a focus on enjoying view sheds, wildlife, and hiking. Activities such as fishing, running, kayaking, and biking were also preferred.
- Over 83% of respondents are willing to travel over 3 miles to visit a passive park and over 57% would travel 6 miles or more to visit one of the County's passive parks.
- The survey showed the desire to emphasize the basic needs of users, including access to bathroom facilities, hiking trails, and trash cans.
- Over 50% of respondents said they would pay between \$1 and \$4 in user fees per passive park visit.

This survey provided key information about relationships between the community and preferred activities and amenities on the RCLPP lands. The survey also indicated a strong directive to uphold the natural and/or cultural values of conservation lands, while still leaving ample opportunity for complimentary activities that do not diminish the property's conservation values or the mission and purpose of the Program. This opinion survey is an important tool for outreach and engagement with County residents. Ongoing citizen engagement, education, and transparency as projects come on-line will be implemented through the planning, design, and construction phases of each passive park.

Development and Permitting

As RCLPP properties come on-line for providing public access opportunities, the County must work through the development and permitting process. Development, for the purposes of the passive park properties, is defined as any public access and use improvements which may include, but are not limited to, pedestrian or equestrian earthen trails, paved trails, boardwalks, pervious parking, paved parking, signage, gates, fencing, kiosks, kayak launches, piers, docks, playgrounds, restrooms, wildlife viewing blinds, observation decks, interpretive centers, event buildings, and other associated infrastructure to support such.

Once an initial vision has been formed, the first step in the development phase is to create a Conceptual Master Plan. This plan will bring the vision to life and will be able to be shared with stakeholders and partners for feedback and input. When a concept is finalized, the next step is to draft the detailed Architectural and Engineering Plans, which will be used throughout the permitting process. Due to the

expertise and time required to create these plans and work through the permitting process, but dependent upon funding and the type of improvements needed, a lead engineering firm may be hired to be the point contact for coordination with the Passive Parks Manager.

If an RCLPP property is solely within unincorporated County limits, the permitting and construction contracting steps that will need to be followed include:

- 1) Submit a conceptual plan application (and stormwater application if needed) to the Staff Review Team (SRT) for approval.
- 2) If a variance is needed, then submit a Zoning Board of Appeals application for approval.
- 3) Submit a Design Review Board application, if required, for approval.
- 4) Submit the final plan application (including stormwater, if needed) to SRT for approval.
- 5) Submit the building permit application to Building and Codes for approval.
- 6) Coordinate with the Purchasing Department on creating and advertising a Request for Proposals.
- 7) Review and select a successful bidder.
- 8) Submit the successful bidder to the Natural Resources Committee for approval and recommendation to the County Council for approval.
- 9) Coordinate with the Purchasing Department on the contracting phase and enter into a contract with the successful bidder.
- 10) Once a contract is signed, enter into the construction phase with the successful bidder.

If county owned property is located within a local municipality's jurisdiction, then the first five steps are done through the local municipality's permitting process instead of the County's. However, the County will apply either the County's or the local municipality's stormwater standards, whichever is the higher standard, to all projects.

RCLPP Property Classifications

Each RCLPP property the County owns has unique ecological, historical, and/or cultural values important to the County. By 2016, the Program protected more than 23,500 acres, with more than 11,000 acres protected through fee-simple purchase, and 12,400 acres protected via conservation easements. A resource inventory to gather information about the properties was also completed and provided a starting point for management decisions and opportunities for public use. The RCLPP properties were inspected on the ground and then evaluated using GIS data layers, existing baseline documentation, and surveys to better assess location, physical characteristics, existing restrictions, security issues, resources, and possible opportunities.

The RCLPP properties are highly variable in size and character and include vistas, islands, maritime forests, planted/naturally regenerated pine, freshwater wetlands, river buffers, agricultural fields, and hardwood forests. Most fee-simple properties are solely owned by the County, but several are jointly owned with another entity, such as a local municipality, BCOLT, or the South Carolina Department of Natural Resources (DNR). Joint ownership is an asset to the County, often bringing resources to bear to manage and maintain the property. In some cases, the partnership agreement or MOU dictates how and when the property can be utilized.

One of the first steps to any land management program is having a firm understanding of the property owned, its assets, and resource definitions. In 2011, County staff and the RCLP Board produced a land classification system for this purpose. The classification system listed below is a snapshot of the fee-simple

RCLPP properties, categorizing property into four types. This system is not intended to be a recommendation for a specific property use or intensity of use, but rather provides an initial indicator of what the property could accommodate as far as use.

Table 1. RCLPP Fee-Simple Property Classifications

Classification	Association	Intended Use	Extent of Development
<i>Passive Park</i> (E.g.: Crystal Lake)	Passive outdoor recreation, parkland	Conserve the natural resources while providing passive outdoor experiences. Conservation values shape the type and intensity of use.	Properties can accept a moderate level of park development for public use. These may not all be developed into parks, but the opportunity exists if conservation values are protected.
<i>Recreational/ Special Use</i> (E.g.: Green Shell Park)	Active park	Opportunities for more frequent and varied use including daily public access to the water, group use, bike trails, agriculture, forestry, etc.	Property can withstand frequent use and more intense forms of infrastructure including boat docks and buildings.
<i>Special Resource Site</i> (E.g.: Altamaha)	Archaeological sites, rare habitats or species, forestry/agriculture	Resources of high significance. Low tolerance for development. Visitor traffic on these properties limited or available to be managed for a specific natural resource.	Natural and/or cultural resources are the primary focus of management activities with a high level of sustainability and sensitivity to the fragile environments.
<i>Open Space</i> (E.g.: The Green)	Green space, vista, islands, buffers, forestry agriculture	Protect scenic character. Most too small for infrastructure or not properly located to be developed into a park.	Low intensity or no management required on these sites. Many of these properties have limited or no access.

Additionally, the Beaufort County Community Development Code defines the following:

- **Passive Recreation:** Recreation requiring little or no physical exertion focusing on the enjoyment of one's natural surroundings. In determining appropriate recreational uses of passive parks, the promotion and development of resource-based activities such as fishing, camping, hunting, boating, gardening, bicycling, nature studies, horse-back riding, visiting historic sites, hiking, etc., shall be the predominate measure for passive park utilization.

- Regional Park: An open space of at least 75 acres available for structured and unstructured recreation.
- Pocket Park: A small open space available for informal activities in close proximity to neighborhood residences.

RCLPP Properties

The following property narratives will generally describe each fee-simple RCLPP property, its classification and code type, its natural and/or cultural significance, any known deed restrictions, land management needs, public use potential, and potential revenue generating activities. The properties are listed in alphabetical order, however a priorities table, as well as relative location maps, can be found at the end of this report.

Adams

Acreage: 57.17

Classifications: Special Resource Site, Passive Recreation

Status: Closed to the Public

The Adams property is upland forest with planted pines and is adjacent to several other protected conservation easement properties. Two wetland drains traverse the property. The planted pines are substantial in size and are currently harvestable. Access to the property is along an unimproved dirt road and there is no existing infrastructure on the property. Additionally, Beaufort County granted a restrictive easement to the Department of Defense on this property. These conditions make it an ideal property for managing timber to retain the ecological health of the property while also generating revenue for the Program to assist improvements on other RCLPP properties.

Land management activities will focus on long-term forestry operations. A silviculture plan will be created and implemented for the long-term management of the Adams property, which will be a consistent source of revenue to the County for maintenance of RCLPP properties.

Altamaha Town Heritage Preserve

Acreage: 100.07

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public

Altamaha is a site of significant archeological and historical Native American artifacts dating back to the early 16th Century. Listed on the National Register of Historic Places, this site was the home of the Yemassee tribe chief and contains two burial mounds and other artifacts, as well as a Civil War gravesite.

The property can be accessed from Old Bailey's Road and the current improvements include an interpretive sign, picnic tables, and a small dirt parking lot. A single road, open only to hikers on foot, traverses the property emerging from an oak hickory forest to a scenic vista overlooking the Okatie and Colleton Rivers. Along with Fort Fremont, this is probably the best representation of historic preservation by the Program and could be the highlight of a Native American Heritage Trail in Beaufort County.

Altamaha is jointly owned by the County and DNR. A document associated with the deed restricts the activities and uses of the property and a management plan has been completed by DNR. Due to the

importance of the artifacts, public access to the property will be restricted to passive use only and land management activities will be restricted to those that cause no soil disturbance, but may include prescribed burning, invasive exotic plant control, and mechanical and/or hand control of vegetation. Improvements to the existing boundary fence and parking area, an earthen trail, and picnic tables at the vista point are possibilities. Revenue generation is not anticipated at this site.

Amber Karr

Acreage: 12.55

Classifications: Open Space, Passive Recreation

Status: Closed to the Public

This property was acquired to preserve wildlife habitat and is located off of Broad River Drive in Shell Point. Access to the property is between two driveways, which makes this property unlikely for public access and recreation. There are currently some neighborhood owners with fence encroachments onto the County owned property. Due to the size, location, and nature of the property, land management activities will be minimal and limited to invasive exotic plant control. Immediate management needs include improved County staff access, signage, and enforcement of illegal activities. Revenue generation is not anticipated at this site.

Amgray

Acreage: 20.78

Classifications: Open Space, Passive Recreation

Status: Closed to the Public

This property was donated to Beaufort County and consists of a combination of timbered forest and wetlands, with an elevated rail bed transecting a portion of the property. Access is directly off of Highway 17. The property will need to be evaluated to determine the best land management practices, however there is a possibility for a timber thinning depending on the extent and configuration of wetlands on the site. Prescribed burning and invasive exotic plant control are also possibilities. Due to the size and location of this property, public use will be limited, but could consist of a small parking area, trail head with picnic tables, and pedestrian trail that may be able to connect to the existing rail trail. Revenue generation is not anticipated at this site.

Barrell Landing

Acreage: 49.08

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Barrell Landing was purchased as part of a larger effort to prevent the Okatie River from further decline. There currently is no adequate access or parking and water access is limited. The property is primarily comprised of planted pine and wetlands; and a recently constructed stormwater pond is also located on the property.

Some potential public use opportunities for this property may include pedestrian trails and an open-air pavilion with picnic tables. Until such time as a conceptual park plan can be developed, land management will be needed in the form of timber thinning, mechanical/hand vegetation control, prescribed burning,

and invasive exotic plant control. Continued timber management on the property can be conducted to provide consistent revenue to the Program for future maintenance of RCLPP properties.

Bathey-Wilson

Acreage: 63.46

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Bathey-Wilson property is located on northern Lady's Island and contains mixed pine-hardwood, mostly naturally regenerated, that grades into maritime forest and eventually the marshes of Broomfield Creek. Access is from Eugene Drive, but currently there are no improved roads or trails onto the property. The property is in close proximity to Jack Island where bald eagle nests have been identified. Beaufort County granted a restrictive easement to the Department of Defense, but it does allow for management and some public access.

Due to the size, location, and accessibility of this property, there are a variety of public uses that could be provided, including a kayak launch near the road/bridge connection, equestrian and pedestrian trails, and an open-air pavilion with picnic tables. Until such time as a conceptual park plan can be developed, land management will be needed in the form of timber thinning and mechanical/hand vegetation control, so long as those activities coincide with the terms of the restrictive easement. Long-term timber management is a revenue generation possibility at this site.

Baxter

Acreage: 25.29

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Baxter parcel, located along John Baxter Lane off of Okatie Highway, was purchased as part of the larger effort to prevent the Okatie River from further decline. There is currently no adequate access or parking to this parcel. It is comprised of mostly wetlands with some mix pine/hardwoods, with salt marsh and creek breaking up the uplands and wetlands along the linear parcel.

Due to the inaccessibility and nature of this property, land management is limited to hand control of vegetation and invasive exotic plant control. The public use possibilities of this parcel are limited, however there may be potential for future land acquisitions of adjacent properties which could increase access and passive public use. Revenue generation is not anticipated at this site.

Beach City Road

Acreage: 7.29

Classifications: Recreational/Special Use, Passive Recreation

Status: Initial Planning

The Beach City Road parcels were purchased jointly by the County and the Town of Hilton Head to provide a buffer for and protect the Town park. The combined property is located within the historic footprint of Mitchelville, the first Freedman village in the post-Civil War South. Adjacent to this property is the Mitchelville Freedom Park, which is solely owned and maintained by the Town of Hilton Head.

In 2018, the Mitchelville Preservation Project, a non-profit organization dedicated to the preservation and education of the freedmen of Mitchelville, approached the County to partner with them and the Town of Hilton Head to complete a Master Plan for the park and adjacent County co-owned property. The County Council approved funding for the Master Plan, which would include, but not be limited to, the recreation of cabins, interpretive signage, and nature trails.

Beaufort County, the Town of Hilton Head, and the Mitchelville Preservation Project are currently collaborating on the timeline and deliverables for the Master Plan. Any land management activities, property maintenance needs, public use, and revenue opportunities will be discussed and included in the Master Plan. Eventually, an MOU between all parties will be executed that will outline specific duties and responsibilities as park improvements continue to be developed and implemented.

Bluffton Park

Acreage: 9.65

Classifications: Open Space, Passive Recreation

Status: Closed to the Public

Bluffton Park is co-owned by the County and the Town of Bluffton. The property is almost entirely composed of wetlands and was purchased to address drainage issues that would have been created through development. The Town of Bluffton inspects the property and maintains the drainage flowing through the property to the north.

The property is adjacent to Red Cedar Elementary School and the Town has expressed a strong desire for boardwalks through the property. However, due to the extensive wetlands and expense of boardwalk construction, no plans have yet to be conceived. Further discussions about public access and use for this property are needed. Due to the size and nature of this property, land management activities are not needed or will be limited to invasive exotic plant control and hand vegetation control as necessary. Revenue generation is not anticipated at this site.

Boundary Street

Acreage: 1.70

Classifications: Open Space, Pocket Park

Status: Closed to the Public

Three parcels contribute to the Boundary Street property, located along the south side of Boundary Street in the City of Beaufort. These parcels have beautiful scenic views of salt marsh along a narrow corridor, which also connects to a boardwalk and sidewalk system connecting to the Spanish Moss Trail. Although County owned, the County and City are working together on additional acquisitions for the creation of a pocket park. Continued coordination between the County and City is necessary to ensure adequate stakeholder involvement in any future public use and improvements. Due to the size and nature of this property, land management activities are not needed or will be limited to invasive exotic plant control as necessary. Revenue generation is not anticipated at this site.

Charlotte Island/Buzzard Island

Acreage: 34.69/120.00

Classifications: Open Space, Passive Recreation
 Status: Closed to the Public

Charlotte Island is located in the middle of the City of Beaufort, near Mink Point Boulevard. It was purchased prior to the first RCLPP referendum. Buzzard Island, located in Bull River south of Williman Island, was one of the first properties purchased shortly after the passing of the first RCLPP referendum. These properties are accessible only by boat and are currently used by locals to hunt and camp, even though the County has not opened these up for official public use. The location and uniqueness of these properties provide the possibility for an ecotourism opportunity and revenue generator as fish camps, or a similar type of use.

Land management of these properties would be minimal and limited to vegetation and invasive exotic plant control. Immediate management needs include improved access for County staff, signage, and enforcement of any illegal activities. Any future public use opportunities will need to be fully vetted through stakeholder engagement and the creation of a conceptual master plan. Revenue generation at these properties may be possible depending on the type of public use.

Crystal Lake

Acreage: 24.79

Classifications: Passive Park, Passive Recreation
 Status: Open to the Public/Late Stage Planning

Located on Lady's Island, Crystal Lake provides a natural retreat from its urban surroundings with forested trails, salt marsh, and scenic views of Crystal Lake. The property includes valuable wildlife habitat, especially bird foraging and roosting habitat in a highly urbanized area. Beaufort County is in partnership with the Friends of Crystal Lake (FoCL), many of whom are master gardeners and master naturalists. According to the existing lease agreement and by-laws of the FoCL, they are allowed to use the building facility for an office space and in return will assist the County with educational programs, charitable activities, and conservation efforts. The formation of an official MOU between the County and the FoCL is underway.

The initial phase of park improvements has been completed with the installation of a parking area, covered walkway, boardwalk, butterfly and rain garden, and the "green" renovation of the Butler marine building, which provides office space for local conservation groups including FoCL, the Soil and Water Conservation District, and BCOLT. As of early 2018, the second phase of park improvements is in the planning stages and upon completion will provide a boardwalked trail completely encircling the lake.

Due to the proximity to adjacent neighborhoods and roadways, land management activities will consist mainly of invasive exotic plant removal and mechanical and/or hand vegetation control, as needed. Office space rental agreements provide revenue to the County and will be used for continued maintenance of the park.

Duncan Farms

Acreage: 79.00

Classifications: Recreational/Special Use, Regional Park

Status: Closed to the Public

This property in northern Beaufort County has an agricultural history and is in an area of the County with abundant rural land, much of which is privately owned and is increasingly under the threat of sprawl. The property is mostly large open, fallow fields with a treed perimeter and low ditches traversing the grounds. Native ground cover is beginning to regrow.

Land management on this property is minimal and includes mowing and/or prescribed burning to maintain the open fields, at this time. There is a possibility for natural resource restoration efforts on the property, depending on the future use and access decisions, but those efforts would be at a great expense to the County and would provide little or no revenue.

Throughout the country, the local food movement has been increasing and Beaufort County has many active farms. Duncan Farms presents an opportunity to create an agricultural node in Beaufort County due to its long agricultural history. Development of this property into working farmland could be an excellent partnership with the USDA, NRCS, Clemson Extension, and local colleges; and provide a revenue generation that could be used elsewhere in the Program. In the recent past, Nemours Wildlife Foundation offered to be a partner in this effort and to form a local task force to explore opportunities. They have a keen interest in teaching local school children about the outdoors, forestry, and farming. The working farmland potential will be considered further with potential partners to maintain the open space of this property.

Factory Creek Park

Acreage: 1.00

Classifications: Open Space, Pocket Park

Status: Open to the Public

Factory Creek Park is a small pocket park located at the base of the Woods Memorial Bridge on Lady's Island adjacent to a County-owned boat ramp. The site offers a beautiful vista and green space in an urban area. Factory Creek Park contains a dock maintained by the County, a small parking area, and green space for dog walking, observing the water, and birdwatching.

Factory Creek Park is jointly owned by the County and BCOLT, who assumes responsibility for the maintenance of the property, with the exception of the fishing dock. A JOA is in place that defines the roles and responsibilities of each party.

Due to the size and location of this park, as well as the terms and conditions of the JOA, land management activities are not necessary. However, the park does exhibit shoreline erosion that will need to be addressed in the near future to prevent any further loss of land and to protect the adjacent roadway. The County will coordinate with BCOLT and the State Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management to discuss possible erosion abatement options. Revenue generation is not anticipated at this site.

Ford Shell Ring

Acreage: 6.89

Classifications: Special Resource Site, Pocket Park

Status: Closed to the Public

The Ford Shell Ring property is jointly owned by Beaufort County and the Town of Hilton Head. There is currently no parking and limited access to the property off of Squire Pope Road. The property consists of mostly upland forests with some frontage on Skull Creek. A shell midden occurs on the property and therefore makes this a unique and sensitive site for land management and public use.

Land management would be minimal at this site and would focus on hand control of invasive exotic vegetation as needed. The immediate need is for improved access for County staff, boundary posting, and signage. There is a possibility for cultural interpretation of the shell midden and a pedestrian trail through the property to a platform overlooking the creek, however any future public access plan would need to be vetted through the State archaeological process to ensure proper preservation of potential artifacts. Revenue generation is not anticipated at this site.

Fort Fremont

Acreage: 16.98

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public/Late Stage Planning

Located on Penn Center Road on the southwestern end of St. Helena Island, Fort Fremont is perhaps the best example of use for historic tourism. In a 2013 tourism study conducted by Regional Transactions Concepts LLC that estimated the impact of tourism spending in Beaufort County, it was determined there were 174,535 visitors to Beaufort, Port Royal, and St. Helena, which does not include visits to Hunting Island. Therefore, there is an incredible opportunity for Fort Fremont to attract visitors.

The Fort was built in 1898 to defend the Port Royal Sound, during the outbreak of the Spanish-American War. The property was acquired by the Program with plans to restore the overgrown and rapidly deteriorating property. The County works in partnership with the Friends of Fort Fremont (FFF) to maintain the site, and together, have developed plans for the park that include a historic interpretive center and pavilion. The FFF currently lead historic tours at the park and have built a diorama of the Fort as it looked in the early 1900's, which is currently located at the St. Helena Branch County Library. To facilitate the historic tours and visiting public, the FFF will be housed at the interpretive center upon its completion, and an MOU detailing duties and responsibilities will be executed. Additional improvements to complete the park renovations include an improved entrance and fencing, shoreline stabilization, and safety/security measures on the fort structure.

Due to the historic nature of the site, land management activities will consist mainly of invasive exotic plant removal and hand-control of vegetation, as needed. There is a possibility of generating revenue through a voluntary donation box within the interpretive center, user fees for large tour groups, or a general recreational user fee. These opportunities require continued discussion and coordination between the County and the FFF.

The Green

Acreage: 1.06

Classifications: Open Space, Pocket Park

Status: Open to the Public

A portion of this property was originally conserved in 2007 as open space and restricted from any improvements. In 2010, the property was jointly purchased by the County and BCOLT and a Tenancy in Common Agreement was executed, which outlines responsibilities and permitted uses. Additionally, the City of Beaufort helps to maintain the property.

Currently, the property is an open lawn with a mature oak canopy along the edges and is bordered on all four sides by residential roads and homes. Observed uses include canine activities, picnicking, Frisbee tossing, and other low-impact yard activities. There are a few benches scattered on the property. Other possible improvements that could be done and yet still retain the open space nature of the park include a couple of trash cans, dog waste stations, and picnic tables.

Due to the size and nature of the property, no land management activities are needed. Revenue generation through events coordinated by BCOLT is addressed in the Tenancy in Common Agreement and funds generated are used for the continued maintenance of the property.

Greens Shell Park

Acreage: 3.30

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Located on Squire Pope Road, this property was jointly purchased by the Town of Hilton Head Island and Beaufort County. Amenities currently on the property include an observation deck, playground, picnic pavilion with grills, restrooms, and small basketball court. It is one of the more intensely developed sites in the RCLPP inventory and was purchased with funds prior to the first referendum. The park is currently maintained by the Town of Hilton Head.

Due to the size and nature of this park, no land management activities are necessary. Revenue generation is not anticipated at this site.

Ihly

Acreage: 63.07

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Ihly property is located in northern Beaufort County on deep water with 700 feet of frontage on McCalleys Creek. Maritime forest and salt marsh comprise the northern property boundary. The property also contains approximately 30 acres of open fields and a pecan grove centrally located within the interior of the tract. There are 8-acres of wetlands with two isolated freshwater wetland ponds. Forest types include both mesic and upland mixed hardwood-pine. Beaufort County granted a restrictive easement to the Department of Defense, but it does allow for management and some public access.

Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the restrictive easement. Possibilities to consider include mechanical and hand vegetation control, shoreline stabilization, boat/kayak dock, primitive camping, and pedestrian trails.

Jenkins Creek / Jenkins Islands

Acreage: 1.78 / 24.24

Classifications: Recreational/Special Use, Pocket Park / Special Resource Site, Passive Recreation

Status: Closed to the Public / Closed to the Public

Located on St. Helena Island, the Jenkins Creek property is adjacent to a widely used boat ramp, Eddings Point Boat Landing, along the Morgan River and Jenkins Creek. The property is a small linear strip of scrubby/sandy land under large pines and cedar trees. It is currently used by boaters as an overflow parking area, although it has not yet been improved for that purpose, nor is it officially open to the public. Due to the size and nature of the property, no land management activities are needed beyond mowing to maintain the open understory. Public use opportunities are very limited given the size and shape of the property. Overflow parking on this property would not be ideal, however a single modular restroom, a few picnic tables and grill, and signage would be well suited and likely highly used by the boat ramp visitors. Revenue generation is not anticipated at this site.

The Jenkins Islands consist of three islands (Palm, Murdaugh, and Legare) located directly across the road from the Jenkins Creek property and the Eddings Point Boat Landing. These islands remain as a natural undeveloped landscape and are inaccessible at this time. Land management of the larger island could include prescribed burning, invasive exotic plant control, and hand vegetation control as needed. There is potential to provide public access to the larger island by connecting it via a boardwalk/pedestrian crossing to the Jenkins Creek property and Eddings Point Boat Landing and providing a pedestrian loop trail around the island. The smaller islands are too far from the road to feasibly construct a boardwalk through the high marsh and will remain as naturally occurring green space. Revenue generation is not anticipated on these islands.

Keyserling/Fort Frederick

Acreage: 2.58

Classifications: Special Resource Site, Passive Recreation

Status: Closed to the Public

The Beaufort County owned parcels about the DNR Heritage Preserve parcels at Fort Frederick on the Beaufort River in the Town of Port Royal. The Fort property is owned and managed by the DNR. The Fort is of historical importance and believed to be the oldest tabby structure in South Carolina and DNR arranges tours of the property upon request. The Program purchased land adjacent to Fort Frederick to help provide access to the heritage preserve.

Due to the size and historical significance of the County owned parcels, no land management activities are needed. Immediate management needs are to coordinate with DNR on public access and park development, as well as develop an MOU between DNR, the County, and the Town of Port Royal for maintenance needs. The Heritage Trust Act allows for a minimal user fee not to exceed \$5 (Section 51-17-110), therefore revenue generation may be possible at the approval of the SC DNR Board.

Lucky

Acreage: 70.41

Classifications: Recreational/Special Use, Passive Recreation

Status: Closed to the Public

The Lucky property is adjacent to the Ihly property and contains open fields and grand live oak trees. A 1.5 acre pond is also found in the interior. Some of the property is comprised of mesic forest associated with a wetland drain. Several stands of loblolly pine exist, which have been planted or naturally regenerated.

A significant management concern is the tenant living on the property. There has been a history of dumping and trash piled up around the house that created a nuisance. The tenant is paying rent to the County and should be adhering to specific maintenance guidelines as outlined in the lease agreement. County staff will continue to collaborate with the Sherriff's Office on enforcement of the lease terms.

Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations. Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the restrictive easement and limitations of the property due to the on-site tenant. Possibilities to consider include mechanical and hand vegetation control, pedestrian trails and boardwalks, connectivity to the Ihly property, and U-Pick berry fields, which could generate some revenue for the continued maintenance of the property.

Manigault Neck Corridor

Acreage: 347.44

Classifications: Passive Park, Passive Recreation/Regional Park

Status: Closed to the Public

This assemblage of properties includes the Manigault Neck, Chechessee, Cool Heart Springs, and Jeter acquisitions located along Callawassie Drive and Chechessee Creek. All of the RCLPP properties from Widgeon Point to Okatie Regional Preserve form a significant rural greenbelt between northern and southern Beaufort County, creating connectivity and wildlife habitat corridors as well as enabling the big picture approach to ecotourism. The Manigault Neck Corridor is a forested assemblage of properties that offers numerous land management and recreational possibilities. There is also a small church located on the property, which is paying rent to the County.

Due to the size, location, and accessibility of these properties, there are a variety of public uses that could be provided, including trails, open-air pavilion with picnic tables, boardwalks and overlooks along the marsh front, and water access to Chechessee Creek. Until such time as a conceptual park plan can be developed, land management will be needed in the form of timber thinning, mechanical/hand vegetation control, invasive exotic plant control, and prescribed burning. Long-term timber management is a revenue generation possibility at this site.

McDowell Hummocks

Acreage: 3.96

Classifications: Open Space, Passive Recreation

Status: Closed to the Public

These very small hummocks are located off of Sea Island Parkway and Harbor Island Bridge. They are difficult to access, but are occasionally used as a fish camp, even though the County has not opened them for official public use. Due to the remoteness of these small islands, land management will be minimal and limited to invasive exotic plant control, as needed. At this time, public access and use will be minimal as well. In the future, these hummocks may be able to be incorporated into a future private-public ecotourism partnership opportunity. Immediate management needs include improved County staff access, signage, and enforcement of any illegal activities.

McLeod

Acreage: 98.12

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The McLeod property in northern Beaufort County contains maritime forests and salt marsh associated with the Whale Branch River. Although the property is currently unmanaged, views of the waterfront are picturesque. There is also a large open pasture in the middle of the property and two underground natural gas pipelines running through portions of the property. A portion of the property also connects to the Spanish Moss Trail, which begins in the Town of Port Royal and parallels Highway 21 through the northern part of Beaufort County. Access is currently through a gate along Detour Road, which is controlled by Santee Cooper. Additionally, Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations.

Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the restrictive easement. Possibilities to consider include mechanical and hand vegetation control, prescribed burning, a parking area, restroom facilities, pedestrian trails and boardwalks, picnic pavilions, grills, scenic vista overlooks, and a kayak launch.

Mitchelville Beach

Acreage: 20.00

Classifications: Special Resource Site, Passive Recreation

Status: Closed to the Public

The Mitchelville Beach property is co-owned by the County and Town of Hilton Head. It consists of undeveloped beach front and unique habitat types ascending from the beach to the maritime forest uplands. It is also a refuge for wildlife species that have limited space in this highly urban environment. The property is subject to dumping and has had trash and litter scattered throughout. There is a small ungated pull-off along the road frontage and a bike path occurs throughout the adjacent neighborhood.

Land management of this property is minimal and would consist of hand control of invasive exotic plants. The immediate management need is security, signage, and monitoring to curb continued dumping and vehicular traffic. The adjacent bike path and nearby Fish Haul Beach and Mitchelville Freedom parks make this a unique opportunity to connect the parks through pedestrian/bicycle paths and increase visitor usage, which would allow more “eyes” on the property for reporting issues. Other improvements that could be done include boundary fencing and posting, a small parking area with trailhead and bike racks, providing beach access via a trail and boardwalk, and a small loop trail through the section of property opposite the beach front. Due to the size and nature of the property, revenue generation is not anticipated at this site.

Mobley/4P Hummock

Acreage: 99.75

Classifications: Passive Park/Open Space, Passive Recreation

Status: Closed to the Public

These properties consist of one large tract and several nearby hummocks. These lands are located along Hwy 170 on the south of the Chechessee River Bridge adjacent to a boat ramp and other conservation lands. The Mobley property is co-owned by the County and the Port Royal Sound Foundation (PRSF), who helps maintain the property and conducts environmental education programs as per a JOA. The PRSF also owns a 10-acre parcel within the Mobley property, which will be developed into an environmental education center. Various natural features include mixed pine uplands, freshwater wetlands, salt flats and marsh, and maritime forest. Land management activities could consist of longleaf pine restoration, prescribed burning, mechanical and/or hand vegetation control, and invasive exotic plant control. There are also a few small wooden structures built as Eagle Scout projects in coordination with the PRSF that allow the PRSF to implement their educational programs. Those structures include an outdoor classroom with a podium and seating, benches, and bird houses.

The PRSF has begun the master planning process, which the County is an active participant. Dumping and litter have been an ongoing problem on the Mobley property and will need to be addressed during the planning process. Although public access will be limited on the smaller hummocks, which will remain as open space, there is great potential for public environmental interpretation on the Mobley property. Park improvements may include pedestrian trails/boardwalks, picnic tables, benches, and wetland overlooks or wildlife viewing platforms. Revenue generation is not anticipated at this site.

New Riverside Regional Park

Acreage: 846.48

Classifications: Passive Park, Regional Park

Status: Initial Discussions

In 2017, the County initiated the conceptual master planning process to envision how to incorporate the County-owned New River and Garvey Hall properties with other adjacent conservation and public use lands. The County Community Development Department has engaged in preliminary conversations about the park and the neighboring Palmetto Bluff residents have offered to play an active role in park development.

Most of the New River property is wet and consists of impounded rice fields and scattered hummock islands, making terrestrial access difficult. The Garvey Hall property is close to the New River property and, although not directly connected, the properties are close enough that they will be planned together as one Regional Park and explore options for connectivity through additional acquisitions or access/trail easements. Garvey Hall is an easily accessible property and could be the better location for public access to both properties. Land management activities will be evaluated during the Master Plan process.

The properties offer a variety of prospective uses including an interpretive/visitor's center, trails, kayaking, rental cabins, and camping. A comparable property that could be used as a reference is the CawCaw

Interpretive Center in Ravenel, which is owned and operated by Charleston County PRC. The potential for revenue generation through an ecotourism-based recreational opportunity is great for these properties.

North Williman Island

Acreage: 8,000.00

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

North Williman Island is the largest property in the RCLPP inventory. Beaufort County is a ¼ co-owner with DNR. The sheer size of this island presents a wonderful opportunity to manage this property as a Wildlife Management Area. The Passive Parks Manager will coordinate with DNR staff to determine the process of providing this type of opportunity to the public.

Land management on this property will be determined in collaboration with DNR and be compatible with current activities being conducted on the south part of the island. Additionally, other public use and access to this property will be vetted through a stakeholder engagement process and a Management Plan will be created for this property. Close coordination with DNR will be necessary to ensure appropriate land management and resource sharing opportunities, and an MOU will be developed between the County and DNR to outline duties, responsibilities, and any revenue generation allocations towards the continued maintenance and operations of the property.

Okatie Marsh/Olsen

Acreage: 197.80

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Okatie Marsh borders the Okatie River, contributing to the County's decade long efforts to protect the Okatie River from further degradation. The property is the northernmost tract of a series of three tracts that were designated to become Planned Unit Developments (PUD). The Program purchased this tract and its anticipated development on the property was stopped. A new animal control facility is being constructed between the acquired property and Highway 170. There is a PUD adjacent to the property, which owns a portion of the existing access road and is in initial stages of development. Several structures occur on the property, including a dilapidated house, an aluminum storage unit, a shed, and a modern house. There is also an out-parcel on the Olsen property.

The property includes maritime forest, which grades into planted loblolly pine as the property nears the river. An interesting and unusual feature is an eastern red cedar allée along Pritchard's Point Road and the large live oaks scattered throughout the property. Land management activities that could occur on the property would focus mainly around timber management and restoration, including prescribed burning and invasive exotic control. Restoration would benefit the ecological health of the property, improve aesthetics, reduce wildfire hazards, create an excellent environmental education opportunity, allow more efficient trail construction, and the timber could be a source of future revenue. Grant and cost-sharing opportunities exist for longleaf pine restoration and could be pursued prior to establishing public access.

Although a conceptual development idea for the property was considered upon its acquisition, there are numerous issues that need to be considered and planned for prior to opening the property to the public.

Immediate needs include constructing a permanent access road or obtaining an easement on the road owned by the PUD, securing the modern house on the Olsen property, removing the dilapidated structures, and conducting a timber harvest. Following those activities, next steps could include creating public access points, a trail network, picnic areas, and land management activities. Any future public use and access plans will be vetted through stakeholder engagement and the creation of a conceptual master plan. Additionally, there is the potential for long-term revenue generation with proper timber management and the rental of the modern house.

Okatie Regional Preserve

Acreage: 186.62

Classifications: Recreational/Special Use, Regional Park

Status: Late Stage Planning

The County has been actively developing an equestrian-themed park on the Okatie River within the Town of Bluffton, known as the Okatie Regional Preserve. The property consists of maritime forest, wetlands, salt marsh, and mixed hardwood pine forests. Once developed, this park will have the facilities to provide equine assisted therapeutic activities for individuals in the Lowcountry with physical, mental, or emotional disabilities; as well providing opportunity for public horseback trail riding. A private partner will be brought in to manage this program on behalf of the County, and an MOU will be executed outlining duties and responsibilities of the private-public partnership. Currently, the Heroes on Horseback organization has been the partner assisting with the park design elements. The development of this park is a prime example of leveraging resources, making the most of a public-private partnership, and maintaining the conservation values of the property. Trails will run throughout the property for both horses and people.

Two additional properties, Evergreen and New Leaf, are located off of Highway 170 and Davis Road to the southwest of the main Okatie Preserve property. These two properties were acquired jointly with County RCLPP and stormwater funding. Stormwater ponds will be constructed on each of these properties, however the potential to connect a system of trails north to south throughout the entire regional preserve of RCLPP properties is great, and dependent upon additional key acquisitions. County staff continue to coordinate with BCOLT on those acquisitions.

Due to the high-use potential of this property, land management activities will consist mainly of invasive exotic plant removal and mechanical or hand control of vegetation, as needed. There is a possibility of generating revenue through a recreational user fee. Any user fee system will be discussed with the selected private partner and outlined in the MOU agreement prior to opening the park to the public.

Okatie River Park

Acreage: 18.00

Classifications: Passive Park, Passive Recreation

Status: Initial Discussions

The Okatie River Park property is a linear buffer of open pasture and tree-lined swales along the Okatie River north of Hwy 278. There are also a house, barn, and small pavilion located on the southern end of the property.

In 2018, the adjacent property owner approached the County with a private-public partnership proposal in which the landowner would build and maintain a passive park in exchange for use of a portion of the property towards future development greenspace requirements. In March 2018, the County Council sent the proposal to a subcommittee for further discussions. If the proposal should move forward, an MOU will be executed between the County and the landowner that would outline duties and responsibilities of each party, land management and property maintenance needs, and public use opportunities, among others. Revenue generation is not anticipated at this site.

Oyster Factory Park

Acreage: 9.06

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Because of its convenient location in the heart of Bluffton on the May River, Oyster Factory Park is well used by visitors and the local community to access the river and is a site for special events and functions. The park connects the community to Bluffton's historic oystering past and preserves a beautiful bluff providing a buffer from the residential and commercial development occurring in the surrounding community. The Town of Bluffton and Beaufort County have an agreement in place and the Town took over management of the park in 2004.

Existing improvements include a boat ramp, signage, wooden fences, a short nature trail through the wooded area, two designated parking lots, the Garvin House, an open air pavilion, restrooms, an oyster roast area with tables, and benches. BCOLT holds a conservation easement on two of the Oyster Factory Park parcels, which identifies the uses and permitted structures of those parts of the property. Due to the size and nature of this park, no land management activities are necessary. Revenue generation is not anticipated at this site.

Pinckney Colony Park

Acreage: 38.21

Classifications: Open Space, Passive Recreation

Status: Open to the Public

Pinckney Colony Park is at the corner of Pinckney Colony Road and Highway 278. Most of the property is freshwater wetlands and conserved for water quality purposes. The small upland area has a picnic space with tables and trash cans. A storm water pond has also been constructed on the property to accommodate stormwater runoff from Highway 278. The Beaufort County Parks and Leisure Services Department (PALS) is responsible for property maintenance.

Due to the wetland nature of the property, no land management activities are necessary. Additionally, any future trail development on this site would require extensive boardwalks. As of the production of this report, no additional public access on the property is being planned due to the extensive presence of wetlands and sensitivity of the habitat to development. Revenue generation is not anticipated at this site.

Pinckney Point

Acreage: 232.60

Classifications: Recreational/Special Use, Regional Park

Status: Closed to the Public

Two properties are included in this listing due to their proximity and connection to each other, Pinckney Point and the Gnann property, which are located between the Colleton and Okatie Rivers. The combined property consists of open, fallow fields with some naturally regenerating pine, a semi-connected island, and an open vista overlooking high marsh. A house, barn, and tabby ruins occurs on the bluffs of the main property, however the house has been recently vacant and is in need of repairs and/or renovations. The barn and tabby ruins need to be evaluated for potential historic significance and, if so, secured for posterity.

Land management activities that could occur on the property would focus mainly around forestry and longleaf pine restoration efforts, including prescribed burning and invasive exotic plant control. Restoration would benefit the ecological health of the property, create an excellent environmental education opportunity, and the timber could be a source of future revenue. Grant and cost-sharing opportunities exist for longleaf pine restoration and could be pursued prior to establishing public access.

A conceptual park plan was drafted several years ago and could be revisited as a starting point in the creation of any new development plan. Additionally, the concept of a native species arboretum was brought forward as a way to balance the natural and cultivated landscapes and create a potential tourist destination, which could also be a revenue generating activity. This property lends itself to many public use and revenue generating possibilities, including picnic pavilions, trails, historic/environmental education, silviculture, eco-tourism, and event rentals. Any future public use and access plans will be vetted through stakeholder engagement and the creation of a conceptual master plan.

Shell Point

Acreage: 11.92

Classification: Open Space, Passive Recreation

Status: Closed to the Public

Shell Point was purchased to stop additional residential development in a highly developed area. The property contains both jurisdictional and non-jurisdictional wetlands and preservation prevents the exacerbation of stormwater issues. At this time, this property will remain open space for stormwater retention. Due to the size, location, and nature of the property, land management will be minimal and limited to invasive exotic plant control. Public access and revenue generation are not anticipated at this site.

Station Creek

Acreage: 4.56

Classifications: Recreational/Special Use, Pocket Park

Status: Closed to the Public

Located on St. Helena Island, this property is adjacent to a widely used boat ramp, Buddy and Zoo Boat Landing, along Station Creek. The property has an open field under large mature live oaks, and also has a modern house, which has been used by the County Sheriff's Office as a satellite location. The property is currently used by boaters as an overflow parking area, although it has not yet been improved for that purpose, nor is it officially open to the public.

Due to the size and nature of the property, no land management activities are needed beyond mowing to maintain the open field. Public use opportunities need to be discussed further, but may include improvements such as a modular restroom, pervious parking, picnic tables, grills, and signage. Additionally, the fate of the existing house needs to be determined by the County. Revenue generation is not anticipated at this site.

Stoney Preserve

Acreage: 8.11

Classifications: Open Space, Pocket Park

Status: Closed to the Public

Stoney Preserve is jointly owned by Beaufort County and the Town of Hilton Head, who maintains the property. This property is located off of Spanish Wells Road just south of the bridge over Jarvis Creek. Spanish Wells Road has a bike lane as well as a parallel walking path, which is also maintained by the Town of Hilton Head. The property has a picturesque view of Jarvis Creek with an open area used occasionally for picnicking and fishing. There is a small trail, an existing driveway entrance, and some dumping/littering occurs on the property.

Land management of this property is minimal and will consist of mechanical and hand vegetation control and invasive exotic plant control. The immediate management need is security, signage, and monitoring to curb continued littering, as well as regular mowing of the open area to maintain the open space and view. The recent hurricanes have left large downed trees, which need to be cleared from the existing trail. Other improvements that could be done include a small open-air pavilion with picnic tables, a grill, and trash cans; a fishing/crabbing platform; a small earthen parking area; and split rail fencing. There may be a need to implement shoreline stabilization, however that will need to be further assessed and would be incorporated into the fishing/crabbing platform plans. Revenue generation is not anticipated at this site.

Widgeon Point Preserve

Acreage: 162.24

Classifications: Recreational/Special Use, Passive Recreation

Status: Late Stage Planning

Located on Lemon Island, Widgeon Point Preserve is ideally located, equidistant from southern and northern Beaufort County. The BCOLT are a 1/8th owner and active partner, and through a Joint Ownership Agreement (JOA) with the County, takes the lead for maintenance and operations of the property.

The property was once a family horse farm. BCOLT worked with volunteers to remove debris and old barbed wire fencing and, with a group of master naturalists, designed and built rudimentary trails and conducted a prescribed fire in 2016. BCOLT works with community groups such as the Port Royal Sound Foundation, Master Naturalists, and The Center for Birds of Prey to conduct bird and nature walks on the property. BCOLT also renovated the existing barn on the property, which can be used for the rental of events and weddings to offset the cost of property maintenance.

The County has a draft conceptual park improvement plan, which includes the construction of a parking area, restrooms, and other amenities. Permits for the conceptual plan have been obtained and final engineered plans will be completed in preparation to begin construction. The County will coordinate with BCOLT to determine if they wish to continue event and property maintenance. If they chose not to, the County will conduct a Request for Proposals for an event concessionaire to manage events and property maintenance.

There is a possibility for generating revenue from the event rentals and reservations for use on this and other RCLPP properties. An agreement will be executed between the County, BCOLT, and any other private partner (if applicable) that will outline duties and responsibilities as well as the distribution of any funds generated from the property. Land management needs on this property are minimal and include prescribed burning and invasive exotic plant control as needed.

Conservation Easements

The RCLPP also protects land through the purchase of development rights via a conservation easement. Conservation easements are proactive tools used to protect rural land, thereby preserving natural resources and reducing incompatible development. The RCLPP goals are compatible with local, state, and federal partners and frequently those partners, including the Marine Corps Air Station, U.S. Department of Agriculture Natural Resource Conservation Service, and local municipalities participated in the purchase of conservation easements.

Many of these properties continue to be active farms or working lands contributing to the local economy and remain privately owned. Most of the conservation easements are held by BCOLT, which annually monitors these easements, however some easements are held by Beaufort County itself.

Annual monitoring is a very important part of an easement program. Landowners receive payment or accept tax benefits in exchange for the easement donation. The organization that holds the easement has a duty to ensure no abuses are occurring, and the landowners should be held to the agreements they have signed. Monitoring should be completed by a trained individual who understands the conservation easement document terms. The IRS guidelines for conservation easement compliance include:

- The organization must have the commitment to protect the conservation purposes of the donation and resources to enforce the restrictions of the conservation easement. Treas. Reg. § 1.170A-14(c)(1).
- Organizations that accept easement contributions and are committed to conservation will generally have an established monitoring program such as annual property inspections to ensure compliance with the conservation easement terms and to protect the easement in perpetuity.
- The organization must also have the resources to enforce the restrictions of the conservation easement. Resources do not necessarily mean cash. Resources may be in the form of volunteer services such as lawyers who provide legal services or people who inspect and prepare monitoring reports.

County staff currently monitor the properties listed below on an annual basis to ensure compliance with easement terms and conditions:

Property Name	Acreage	Grantee	Additional Grantee/Co-holder
Winn Tract	68.91	Beaufort County	USDOD
Penn Center (Tree Farm)	195.41	Beaufort County	USDA-NRCS
Rathbun	27.50	Beaufort County	USDOD
Seabrook Road Donation	14.88	Beaufort County	N/A

Maintenance and Operations

As with any land acquisition and passive park program, it is important to have designated responsibility for natural resource management and park amenity maintenance. At the time of this report, public use of RCLPP lands is infrequent to nonexistent, therefore maintenance needs are minimal. Once properties become improved for public access and use, maintenance needs are going to increase and coordination between the county departments will be crucial.

Various county departments were identified in the Roles and Responsibilities section. Those departments and the coordination between them for planning, development, and maintenance is shown in the figure below. Unless otherwise determined through agreements with Friends groups, volunteers, or other entities, the process illustrated below will be followed by county staff until such time as an integrated Parks and Recreation Division may be created.

Need to insert figure of coordination here

Strategic Goals

The following strategic goals closely align with the Beaufort County Comprehensive Plan Land Use and Natural Resources chapters and will be reviewed and updated, as needed, every five (5) years coinciding with the Beaufort County Comprehensive Plan review period.

Develop Management and Regulatory Standards

The foundation for any public use program requires regulations and standards upon which to build an appropriate management system for sustainable long-term public enjoyment.

- Review and assess existing code and ordinances and, where needed, develop such that will ensure perpetual protection of passive park properties and public use thereof.
- Collaborate with the Finance Department on revenue income from passive park properties and the appropriate distribution of such funds towards long-term management of those properties.
- Collaborate with various County Departments on planning and mapping updates, purchasing and construction processes and standards, and maintenance and security requirements.
- Develop marketing and branding standards for the Beaufort County system of passive parks.

Implement Planning and Infrastructure Development

Implementing the appropriate planning processes will ensure proper infrastructure development on the passive park properties while maintaining the conservation value of the acquired lands.

- Assess each passive park property for fencing, gating, access, and boundary posting needs.
- Develop a priority list of passive park improvement possibilities.
- Develop individual management plans, which will incorporate land management resource needs, public use opportunities, and revenue generation possibilities.

Collaborate with Stakeholders

Collaboration with various stakeholder groups is crucial in the successful planning of public use projects in order to optimize needs of the community and protection of the natural resources.

- Continue to coordinate with the Rural and Critical Lands Preservation Program Board on acquisition of properties that enhance the existing system of lands and are consistent with the Beaufort County Comprehensive Plan and Greenprint.
- Engage co-owners, funding partners, adjacent landowners, neighboring communities, and other stakeholders during the conceptual master planning process for passive park properties.

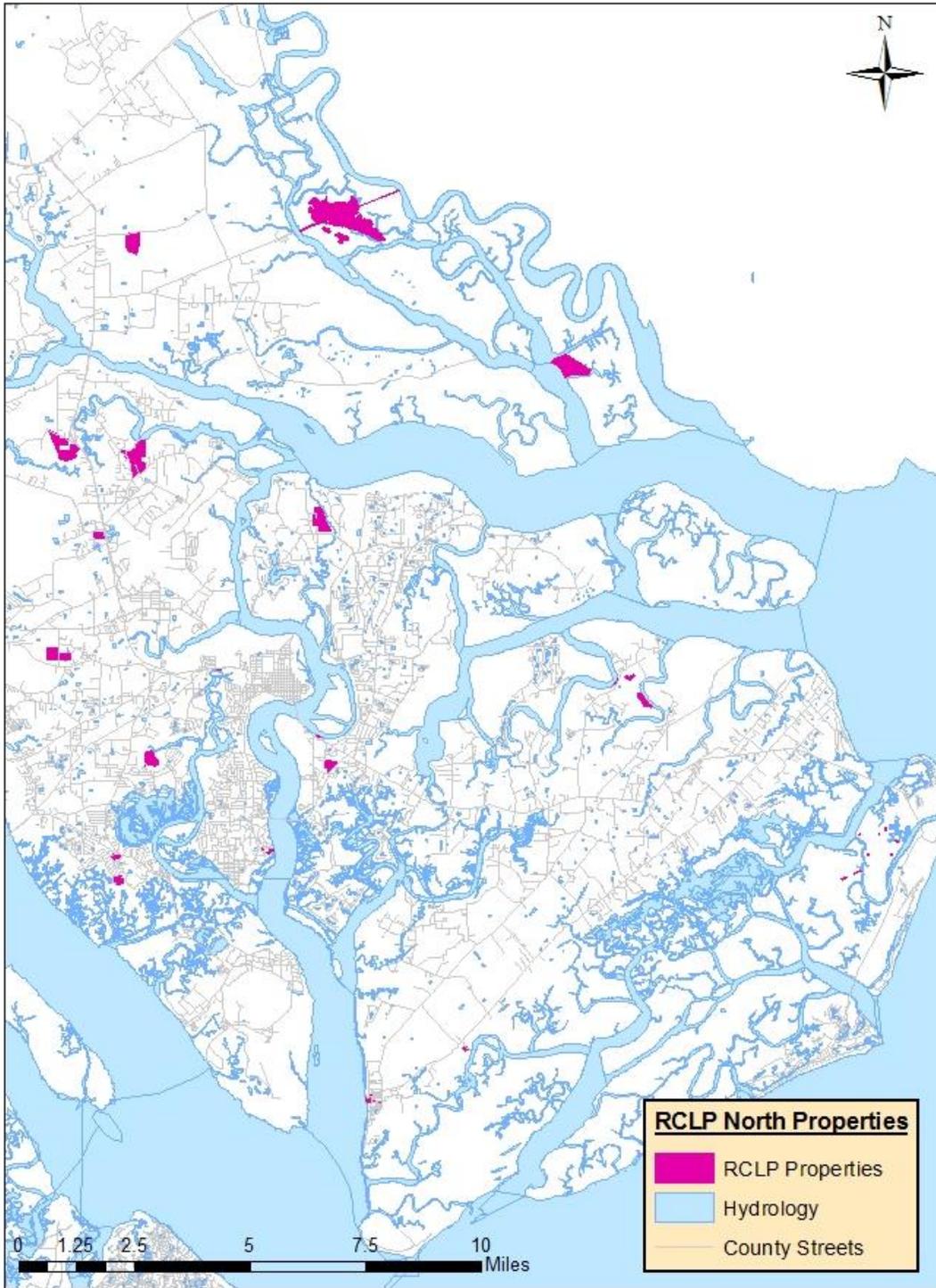
Create an integrated Parks and Recreation Division

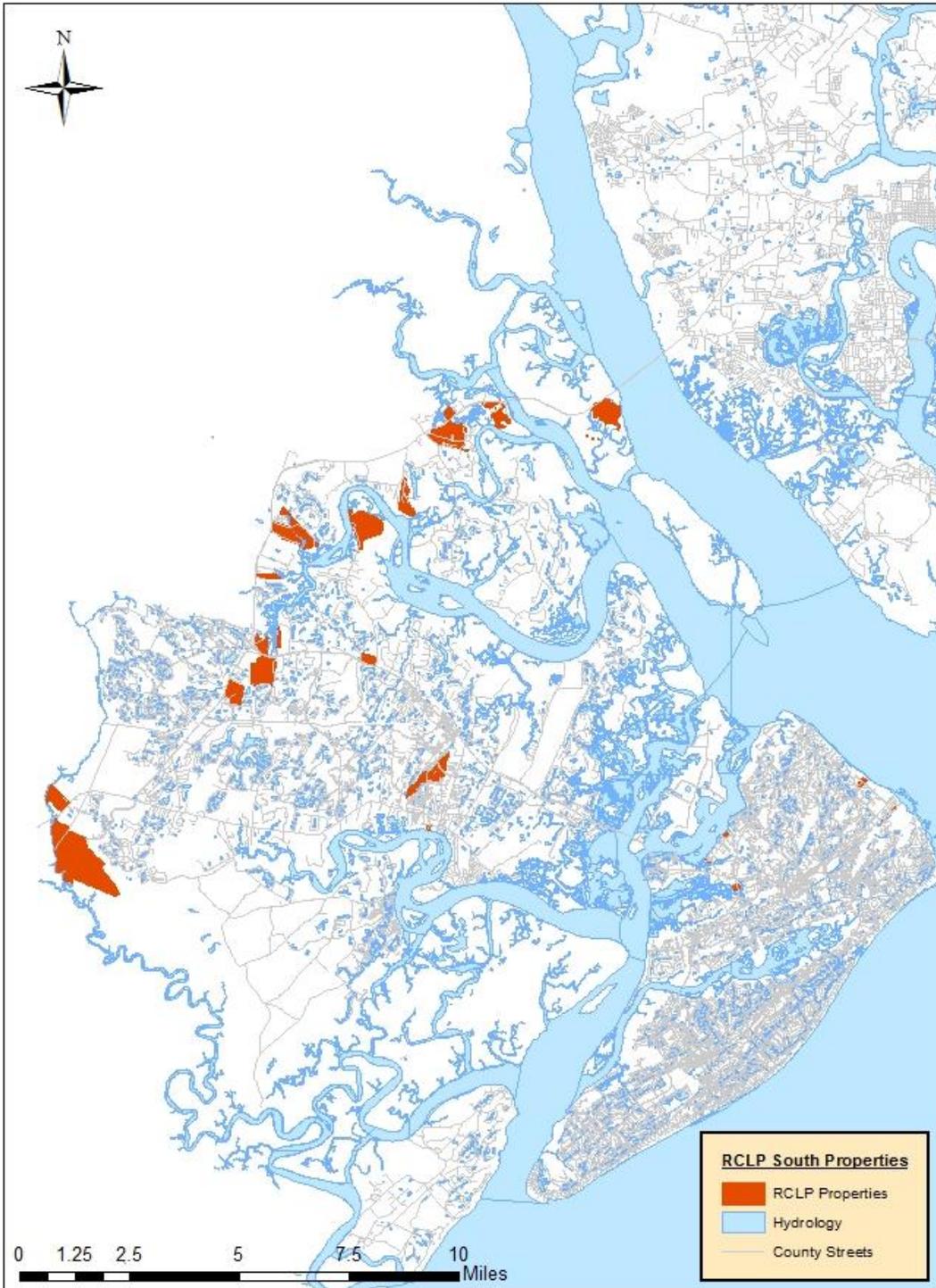
The long-term success of a Passive Park Program will depend on the eventual creation of a Division dedicated to the continued development, maintenance, and operations of the system of county parks.

- Create a need assessment for a Parks and Recreation Division, which will include an organizational structure, park maintenance needs and costs, staffing and/or contractual requirements, and funding possibilities.
- Collaborate with County administrators and County Council towards the creation of the Division.

Passive Park Location Maps

The following maps illustrate the locations of the identified Rural and Critical Land Preservation Program Passive Park properties in the north and south parts of Beaufort County.





Passive Park Priorities Table

The following table provides a list of passive park properties and their public use and revenue generation possibilities. Properties are prioritized by Tiers according to existing plans, contracts, and funding availability in Tier 1; partners and available funding in Tier 2; and future intent based on location, accessibility, and revenue possibilities in Tier 3. Properties listed in Tier 4 have access limitations to be addressed, or are already developed and fully accessible to the public.

Definitions of the public use and revenue generation potential categories is as follows:

- Parking/Restrooms means there is either a hard or softscaped parking area and/or a restroom facility.
- Paved Trails means trails or pathways that are either paved, sidewalked, or otherwise hardscaped.
- Unpaved Trails means trails or pathways that are earthen, boardwalked, or otherwise softscaped.
- Picnic Areas means picnic tables or open-air roofed structures with picnic tables, benches, or seating and may or may not include grills.
- Camping means primitive, platform, or other types of camping and may or may not include fire rings.
- Canoe/Kayak means the possibility of providing water access to or from a creek, river, sound, or marsh system for non-motorized boats.
- Special Resource means there may be a historical or culturally significant feature (“H/C”) and/or some other specialty public use feature (“PUF”) such as, but not limited to, a wildlife viewing platform, fishing dock/pier, or interpretive facility.
- Beach Access means the possibility of providing access to the beach, a sandbar, or other sandy landscape feature.
- Timber means the possibility of short or long-term silviculture management of the forested ecosystem.
- User Fees means the potential to charge a mandatory or voluntary fee to visitors of the site either individually or as a group.
- Events means the potential to charge a fee for private events such as, but not limited to, weddings, family reunions, or other social functions.
- Concessions means the potential for a private company to run a concession which the County will monetarily benefit from, this category also includes leases and other facility rentals that may occur.

Property Name	Location (N or S)	Public Use Potential								Revenue Generation Potential			
		Parking/ Restrooms	Paved Trails	Unpaved Trails	Picnic Areas	Camping	Canoe/ Kayak	Special Resource	Beach Access	Timber	User Fees	Events	Concessions
Tier 1 Priorities													
Fort Fremont	N	P/R	X	X	X			H/C	X		X	X	X
Crystal Lake	N	P/R	X	X				PUF				X	X
Widgeon Point	S	P/R	X	X	X			PUF				X	X
New Riverside Regional Park	S	P/R	X	X	X	X	X	PUF		X	X	X	X
Beach City Road	S	P/R		X	X			H/C	X				
Mobley/4P Hummock	S	P/R		X	X			PUF		X			
Okatie Regional Preserve	S	P/R		X	X			PUF		X	X	X	X
Tier 2 Priorities													
Duncan Farms	N	P											X
North Williman Island	N	P		X						X	X		
Keyserling/Fort Frederick	N	P		X	X		X	H/C	X		X		
Altamaha Town Heritage Preserve	S	P		X	X			H/C					
Okatie Marsh/Olsen	S	P/R		X	X	X		PUF		X			X
Stoney Preserve	S	P		X	X		X	PUF					
Okatie River Park	S	P/R	X	X	X		X	PUF	X			X	X
Tier 3 Priorities													
Pinckney Point	S	P/R	X	X	X	X		H/C/PUF		X		X	
Manigault Neck Corridor	S	P/R	X	X	X	X	X	PUF		X			X
Battey-Wilson	N	P/R		X	X		X	PUF		X			
McLeod	N	P/R	X	X	X	X	X	PUF		X			X
Barrell Landing	S	P		X	X					X			
Amgray	N	P		X	X					X			
Adams	N									X			
Ford Shell Ring	S	P		X	X		X	H/C	X				
Station Creek	N	P/R	X		X		X	PUF					
Mitchelville Beach	S	P		X	X				X				
Jenkins Creek/Jenkins Islands	N	P		X	X		X	PUF					
Lucky	N	P		X							X		X
Ihly	N			X	X	X	X	PUF			X		X
Tier 4 Priorities													
Charlotte Island/Buzzard Island	N			X	X	X	X				X		X
McDowell Hummocks	N			X	X	X	X				X		X
Bluffton Park	S			X									
Baxter*	S	P		X	X		X						
Amber Karr*	N	P		X	X								
Shell Point*	N	P		X	X								
Boundary Street*	N	P	X	X	X								
Factory Creek Park^	N	P	X	X	X		X	PUF				X	
The Green^	N				X							X	
Green's Shell Park^	S	P	X	X	X			PUF					
Oyster Factory Park^	S	P/R	X	X	X		X	H/C/PUF				X	
Pinckney Colony Park^	S	P		X	X								

*Site is unsuitable for public use until such time as future land acquisitions improve public access.

^Site is already developed, open to the public, and being maintained.

**AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, WHICH SHALL BE REFERRED TO AS
THE PASSIVE PARKS ORDINANCE**

Chapter 90 – PARKS AND RECREATION

ARTICLE VI. – PASSIVE PARKS

SECTION 90-200: TITLE

This ordinance shall be known as the Passive Parks Ordinance.

SECTION 90-201: PURPOSE

It is the purpose of this ordinance to:

1. Provide a description of allowable uses, prohibited activities, and other guidelines that will apply to Rural and Critical Lands Preservation Program passive park properties.
2. Provide a means by which federal, state, and county laws and regulations will be enforced on passive park properties.

SECTION 90-202: DEFINITIONS

The following words and terms shall have the meaning respectively ascribed to them in this section:

1. *Archaeological or cultural resources* means any associated physical artifacts and features below the ground surface indicating the past use of a location by people which may yield information on the county's history or prehistory, including but not limited to artifacts, fossils, bones, shell mounds, middens, or primitive culture facilities or items.
2. *Concessions* means an approved lease or memorandum of understanding between the county and a private entity for the right to undertake a specific activity in return for services and/or financial gain.
3. *Daylight hours* means those hours between dawn and dusk.
4. *Motorized vehicles* means any self-propelled vehicle, commonly wheeled, that does not operate on rails, such as trains or trams and used for the transportation of passengers, or passengers and property, such as golf carts/cars, cars, trucks, all terrain or utility vehicles, motorcycles, and motorized bicycles.

5. *Passive Park* means any fee-simple county owned or co-owned property purchased with Rural and Critical Lands Preservation Program designated funding. A list of passive parks is available with the Passive Parks Manager upon request.

SECTION 90-203: IN GENERAL

1. The County Administrator or his/her designee shall have the authority to employ a Passive Parks Manager who shall be trained and properly qualified for the work and who shall conduct and supervise management and activities on any of the passive park properties and facilities owned or controlled by Beaufort County.
2. The County Administrator or his/her designee is authorized to promulgate rules and regulations for the purpose of regulating the use of passive parks, including structures and facilities on such, limiting the hours during which the same shall be open to the public, and providing standards of conduct for persons while using such properties, structures, and facilities.
3. The County Administrator or his/her designee may establish fees for the use of passive park properties, structures, and facilities.
4. The Passive Parks Manager shall make reports to the County Administrator or his/her designee as may be requested from time to time.
5. The County Council may designate property as a passive park, and may request and receive recommendations from the Rural and Critical Lands Preservation Board. When a property is designated by County Council as a passive park, this ordinance will apply to that property.

SECTION 90-204: PENALTIES

Any person violating any section of this article shall be guilty of a misdemeanor and upon conviction thereof shall pay such penalties as the court may decide, not to exceed \$500.00 or not to exceed 30 days' imprisonment for each violation. Each day during which such conduct shall continue shall constitute a separate violation which shall subject the offender to liability prescribed in this section.

SECTION 90-205: PASSIVE PARK HOURS

1. Unless otherwise specifically provided or posted at a passive park property or facility, any designated passive park that is open to the public shall be open for public use during daylight hours only and shall be closed to public use from dusk until dawn.
2. Such closing hours shall not apply to activities being held pursuant to an approved agreement or contract for use signed by the County Administrator or his/her designee. In these cases, the fully executed agreement or contract for use shall state the waiver of operating hours.
3. It shall be unlawful for any person to remain in any of the passive parks and/or facilities during the hours the park and/or facility is closed to public use except with prior written approval from

the County Administrator or his/her designee. Unauthorized presence shall be grounds for immediate arrest.

SECTION 90-206: PROHIBITED ACTIVITIES

It shall be unlawful for any person to do any of the following in any passive park unless specifically permitted by the appropriate authorization received from the County Administrator or his/her designee and issued pursuant to this ordinance, except for activities of Beaufort County which are undertaken within the scope of its governmental authority:

1. Construct or erect any hut, shanty or other shelter.
2. Cook foodstuff on personal grills brought into the park area. Persons may utilize only grills provided or permitted by the county for cooking in the park area.
3. Set or stoke a fire, except for those fires set or stoked in designated county grills or fire rings where they are provided, and said fire shall not be allowed if it poses a hazard to public property or the general public. An exception is made in the instance of a federal, state, and/or county sanctioned and authorized prescribed burn for the purposes of land/debris management or restoration.
4. Cut down, remove, or otherwise damage live or dead standing plant material to set or stoke a fire. Gathering dead and downed debris is allowed in areas where camping is permitted and a county fire ring is provided.
5. Discharge or deposit human wastes, except in toilet facilities provided by the county.
6. Dump or deposit yard waste, cuttings, or clippings.
7. Disturb the natural surface of the ground in any manner unless authorized in writing by the County Administrator or his/her designee and/or done in accordance with a county-initiated land management activity.
8. Allow privately owned animals to discharge or deposit waste on park property without disposing said waste. All owners or others in charge of privately owned animals shall remove their waste from the park grounds, and may deposit animal waste in park trash receptacles.
9. Pick flowers, nuts, berries, or fruit, or to damage or remove plants, trees, or shrubs, from any part of the park grounds unless specifically authorized in writing by the County Administrator or his/her designee or done in accordance with a county-initiated land management activity.
10. Erect signs or affix signs to any tree, post, pole, fence or park facility or grounds except as provided by county ordinance, or through an approved park use agreement or contract with the County Administrator or his/her designee.
11. Drive, putt or otherwise hit a golf ball.

12. In any way disturb, molest, or remove any wildlife, animal, bird, or egg located above, upon or below the surface of the park grounds or to allow any privately owned animal to do so unless specifically authorized in writing by the County Administrator or his/her designee, or unless a park is posted for such an activity.
13. Write on, draw on, paint on or otherwise deface, damage, remove, or destroy any park facility or any part of the park grounds.
14. Carry any weapons, explosive, or destructive device either openly or concealed onto any park property, except as otherwise permitted by South Carolina state law and/or for law enforcement personnel.
15. Operate or park any motorized vehicle on park grounds except in areas designated by the county as public parking areas, driveways, or roadways. Motorists shall obey all posted speed limit and other directional signs posted within the park. Authorized county personnel or contract personnel shall be allowed to drive vehicles onto park areas during facility or grounds maintenance or other land management activities.
16. Purchase, sell, offer for sale, possess, or consume any alcoholic beverages, illegal drugs or intoxicating substances, unless specifically authorized in writing by the County Administrator or his/her designee.
17. Use public restrooms to shave and/or shower, unless shower facilities are specifically provided for public use at that park.
18. Bathe or otherwise be or remain in a water or drinking fountain and/or its reservoir or to allow any privately owned animal to do so.
19. Swim, canoe, kayak, or boat in any body of water within the designated park boundaries, unless otherwise posted as a public swimming and/or boating area.
20. Use roller skates, roller blades or skateboards, except on park facilities specifically designated for that purpose.
21. Engage in the sale of any item on park property for any non-county sponsored function(s), except as allowed by an agreement issued by the County Administrator or his/her designee.
22. Use of any park property for non-county sponsored fundraising activities, except as authorized by the County Administrator or his/her designee.
23. Engage in the destruction, removal or alteration of any county owned facility or equipment from any park property, unless authorized by the County Administrator or his/her designee.

24. Engage in the removal, alteration or destruction of archaeological or cultural resources from any park property and/or water body except as authorized by the County Administrator or his/her designee.
25. Install any gate providing access to any park, or build any trail except as authorized by an approved park development plan or the County Administrator or his/her designee.
26. Feed any wildlife.
27. Engage in the removal, destruction or harassment of animals and plants from or on parks, except for authorized research efforts as authorized by the County Administrator or his/her designee.
28. Engage in the introduction of plants or animals onto parks, unless authorized by the County Administrator or his/her designee or as part of a county sanctioned restoration activity.
29. Littering, including cigarette butts. Any park property that does not have trash disposal receptacles will be treated as "pack in, pack out" and any and all items brought onto the park property will be required to be removed from the park property.
30. Disposal of oil, gasoline or other hazardous substances.
31. The use of metal detectors.

SECTION 90-207: ADDITIONAL PROVISIONS

Unless otherwise specified herein and in addition to the restrictions stated in Section 90-206, the following additional provisions shall be applicable to all passive parks:

1. Allowable public use activities for each park shall be compatible with the protection of the natural and/or cultural resources for each individual park and shall be posted at each park.
2. Parks shall be closed to the public when, due to emergency conditions or activities undertaken by the federal, state, or county government for emergency response and recovery or maintenance of such areas, closure is necessary to protect such lands or to protect the health, safety and welfare of the public.
3. Hiking is permitted only on designated trails, established roads and firebreaks, and shall not occur in other areas.
4. Bicycling is permitted in parks that are specifically posted for that activity. Within a park permitted for bicycling, bicycling shall only be permitted on trails, established roads and firebreaks, and shall not occur in other areas.

5. Horseback riding is permitted in parks that are specifically posted for that activity. Within a park permitted for horseback riding, horseback riding shall only be permitted on trails, established roads and firebreaks, and shall not occur in other areas.
6. Hunting, trapping, or fishing is permitted in parks that are specifically posted for that activity. Within a park permitted for hunting, trapping or fishing, hunting, trapping and fishing activities will comply with South Carolina state law.
7. Dogs are permitted in parks, except where otherwise posted, provided that such animals are leashed and/or under control at all times. The owner or person responsible for the animal shall clean up and properly dispose of the animal's waste as stated in Section 90-206.
8. Concessions may be allowed in certain parks if they are determined to be appropriate to that property and are approved in writing by the County Administrator or his/her designee. Appropriateness is described as:
 - a. The concession is necessary to fulfill a need in the interest of the public and will assist the county in providing public use of passive parks.
 - b. The concession will be open to the public.
 - c. The concession will be economically feasible for the county.
 - d. The concession will be compatible with the protection of the natural and/or cultural resources and the management goals for that park.
 - e. The concession will not result in an unfair advantage over existing businesses that provide similar services in the area.
9. Research may be permitted in parks if said research is compatible with the protection of the natural and/or cultural resources and the management goals for that park and when approved in writing by the County Administrator or his/her designee.

SECTION 90-208: ARCHAEOLOGICAL DISCOVERY

Archaeological excavating is prohibited on all properties. Any person discovering archaeological or cultural resources on any park shall immediately notify the Passive Parks Manager of such discovery.

SECTION 90-209: PASSIVE PARK USER FEES

Fees for admission to passive parks, for use of park land and/or facilities, and for participation in events may be established by the County Administrator or his/her designee.

Secs. 90-210 – 90-250. - Reserved.



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Assistant Community Development Director

DATE: June 26, 2018

SUBJECT: Proposed Amendment to Appendix 4G of the Beaufort County Comprehensive Plan – The Daufuskie Island Plan

Proposed Amendment to Appendix B of the Beaufort County Community Development Code – Daufuskie Island Community Development Code

Attached to this memo are the following documents:

- The Daufuskie Island Plan
- The Daufuskie Island Community Development Code
- The Daufuskie Island Zoning Map

Over the last year, the Daufuskie Island Council has worked with Ecological Planning Group out of Savannah and RS & H, to develop a new island wide comprehensive plan and zoning ordinance. The Daufuskie Island Council is an organization designated to serve as a liaison between the people of Daufuskie Island and local, state and federal governments and agencies to help address the needs and concerns of island residents. The Council and consultants took part in an extensive public process that involved surveys, public meetings and community workshops. The Daufuskie Island Council is now presenting these documents to the Planning Commission to start the formal adoption process.

Staff Recommendation: The Community Development Department commends the work of the Daufuskie Island Council and recommends the following steps to move these documents forward for adoption:

- The Daufuskie Island Plan: The existing plan for Daufuskie Island is in Appendix 4G of the Comprehensive Plan. If the new plan is adopted, it should replace this Appendix 4G. However, before this can take place, there must be a public hearing by the Planning Commission that requires a 30 day notice. Staff recommends that this public hearing take place at the August 6 Planning Commission meeting in order to provide proper notification.
- The Daufuskie Island Community Development Code and Map: Staff recommends that the Planning Commission defer action on this item until staff has a chance to meet with a Daufuskie Island Council representative to work through some questions about the document. Since the Daufuskie Island Code will be adopted as part of the County's Community Development Code and administered by staff, there needs to be a comfort level that the code is internally consistent, works seamlessly with the County Community Development Code and is enforceable.



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Melissa Peagler, Long Range Planner

DATE: July 25, 2019

SUBJECT: Public Hearing on the Proposed Amendment to Appendix 4G of the Beaufort County Comprehensive Plan – The Daufuskie Island Plan

Attached to this memo are the following documents:

- The Daufuskie Island Plan

During your last meeting, Planning Commission had an opportunity to review the Daufuskie Island Plan. This plan is the product of the Daufuskie Island Council working with the Ecological Planning group out of Savannah and RS & H to develop a new island wide comprehensive plan and zoning ordinance. This plan, if adopted should replace Appendix 4G of the Comprehensive Plan. Any amendment of the comprehensive plan requires a public hearing by the Planning Commission with a 30-day notice. While the Daufuskie Island Council and consultants have taken part in an extensive public process, this official public hearing by the Planning Commission would allow the Planning Commission to consider the amendment to the Beaufort County Comprehensive Plan.

Staff Recommendation: The Community Development Department commends the work of the Daufuskie Island Council. Staff has reviewed the plan in accordance with our current comprehensive plan and recommends approval of the plan after the required public hearing. Staff will continue to work with the Daufuskie Island County and the consultants to work through some questions about the proposed Development Code.



DAUFUSKIE ISLAND
COMMUNITY
DEVELOPMENT CODE

May, 2018



The Daufuskie Island Community Development Code was updated in conjunction with the update of the Daufuskie Island Plan. This initiative of the Daufuskie Island Council was undertaken to simplify the existing code and to ensure a user-friendly approach for the community and County staff.

This update was a collaborative effort and developed in coordination with Beaufort County and is consistent with Beaufort County codes and ordinances.

Article 1: Specific to Zones

Division 1.1: Establishment and Designation of Zones

- 1.1.10 Purpose
- 1.1.20 Establishment of Zones
- 1.1.30 Transect Zones
- 1.1.40 Overlay Zones
- 1.1.50 Beaufort County Community Development Code

Division 1.2: Transect Zones

- 1.2.10 Purpose
- 1.2.20 Applicability
- 1.2.30 Transect 1:
 - Natural Preserve (DI-1P) Standards
- 1.2.40 Transect 2:
 - 1.2.40.1 Rural Historic (DI-2R) Standards
 - 1.2.40.2 Rural Historic (DI-2R-CP) Standards
 - 1.2.40.2 Rural Historic (DI-2R-GH) Standards
- 1.2.50 Transect 3:
 - Rural Center (DI-3E) Standards
- 1.2.50 Transect 4:
 - Suburban (DI-4SU) Standards
- 1.2.60 Transect 5:
 - 1.2.60.1 Village Center (DI-5VC) Standards
 - 1.2.60.2 Gateway Corridor (DI-5GC) Standards

Division 1.3: Overlay Zones

- 1.3.10 Purpose
- 1.3.20 Applicability
- 1.3.30 Heritage Corridor (DI-HCO)

Division 1.4: Land Uses Allowed and Definitions

- 1.4.10 Purpose
- 1.4.20 Consolidated Land Use Table and Land Use Definitions

Division 2.1: Developments Within Rural Areas

- 2.1.10 Purpose
- 2.1.20 Applicability
- 2.1.30 Small Lot Cottage Court Subdivisions
- 2.1.40 Family Compound Standards

Division 1.1: Establishment and Designation of Zones

Sections:

- 1.1.10 Purpose
- 1.1.20 Establishment of Zones
- 1.1.30 Transect Zones
- 1.1.40 Overlay Zones
- 1.1.50 Beaufort County Community Development Code

1.1.10 Purpose

This Division establishes the zones applied to property within the County on Daufuskie Island and adopts the County 's Zoning Map for Daufuskie Island.

1.1.20 Establishment of Zones

A. Zoning Map. The County Council hereby adopts the Daufuskie Island Zoning Map (hereafter referred to as the Zoning Map), which is on file with the Department. See Division 1.5 of the Beaufort County Community Development Code (Official Zoning Map). The Zoning Map is hereby incorporated into this Development Code by reference as though it were fully included here.

B. Zones Established. The Daufuskie Island portion of Beaufort County shall be divided into transect zones and overlay zones that implement the Comprehensive Plan. The zones in this Division are hereby established and shall be shown on the Zoning Map.

C. Interpretation of Zone Boundaries. Where uncertainty exists as to the boundaries of any of the zones shown on the Zoning Map or maps, the Planning Commission, upon written application, shall determine the location of such boundaries on said Zoning Map or maps and forward its recommendation to County Council as a Map Amendment in accordance Section 7.3.40. In cases where staff determines that an error has been made, there shall be no cost to any citizen who requests to correct the error. All dedicated public streets, and any other streets open and used by the public, on Daufuskie Island shall be zoned.

1.1.30 Transect Zones

The transect zones are described in Division 1.2 (Transect Zones). They primarily focus on rural historic as well as mixed-use, walkable areas of the County and range in function and density from primarily rural to residential areas with a mix of building types.

1.1.40 Overlay Zones

The overlay zones are described in Division 1.3 (Overlay Zones). Overlay zones include areas on Daufuskie Island that are subject to additional design standards or limitations. They primarily focus on the historic areas on the south end of Daufuskie Island.

1.1.50 Beaufort County Community Development Code

These divisions included in this Appendix specifically apply for the Daufuskie Island portion of Beaufort County. Other requirements not addressed in the divisions within this Appendix shall follow the requirements included in the Beaufort County Community Development Code.

Division 1.2: Transect Zones

Sections:

- 1.2.10 Purpose
- 1.2.20 Applicability
- 1.2.30 Transect 1:
 - Natural Preserve (DI-1P) Standards
- 1.2.40 Transect 2:
 - 1.2.40.1 Rural Historic (DI-2R) Standards
 - 1.2.40.2 Rural Historic (DI-2R-CP) Standards
 - 1.2.40.2 Rural Historic (DI-2R-GH) Standards
- 1.2.50 Transect 3:
 - Rural Center (DI-3E) Standards
- 1.2.50 Transect 4:
 - Suburban (DI-4SU) Standards
- 1.2.60 Transect 5:
 - 1.2.60.1 Village Center (DI-5VC) Standards
 - 1.2.60.2 Gateway Corridor (DI-5GC) Standards

1.2.10 Purpose

This Division provides regulatory standards governing land use and building form within the transect zones. The Form-Based Code reflects the community vision for implementing the intent of the Comprehensive Plan to preserve Daufuskie Island’s character and create livable and walkable places. These standards are intended to ensure that proposed development is compatible with existing character and future development on neighboring properties produces an environment of desirable character.

1.2.20 Applicability

The requirements of this Division shall apply to all proposed development within the transect zones and shall be considered in combination with the standards for specific uses in Article 4 (Specific to Use), if applicable, and the development standards in Article 5 of the Beaufort County Community Development Code (Supplemental to Zones). If there is a conflict between any standards, the provisions of Article 4 of the Beaufort County Community Development Code (Specific to Use) control over this Article 3 (Specific to Zones) and Article 5 (Supplemental to Zones).

1.2.30 Transect 1: Natural Preserve (DI-1P) Standards

A. Purpose

The Natural Preserve (DI-1P) Zone is intended to preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings; however, single-family dwellings, small civic buildings or interpretive centers may be located within this zone if approved as a part of a conservation agreement.

B. Building Placement

Setback (Distance from ROW or property line)

Front (A):	50 feet minimum
Side Street (B):	50 feet minimum
Side (C):	
Main building	50 feet minimum
Ancillary building	20 feet minimum
Rear (D):	100 feet minimum

Lot size (One acre minimum)

Width (E):	150 feet minimum
Depth (F):	NA

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

C. Building Form

Building Height

Main building (G):	35 feet with 2 stories maximum
Ancillary building:	35 feet with 2 stories maximum
Ground floor finish level	No minimum

Footprint

Maximum lot coverage:	NA
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

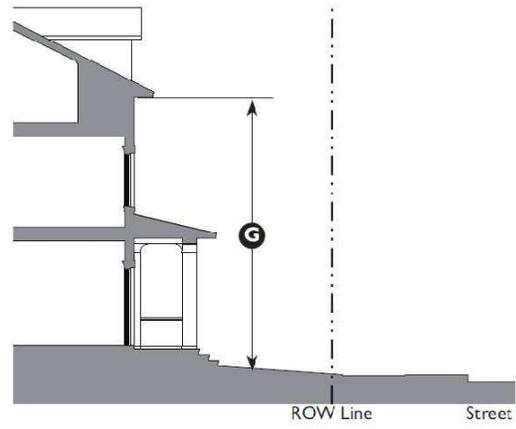
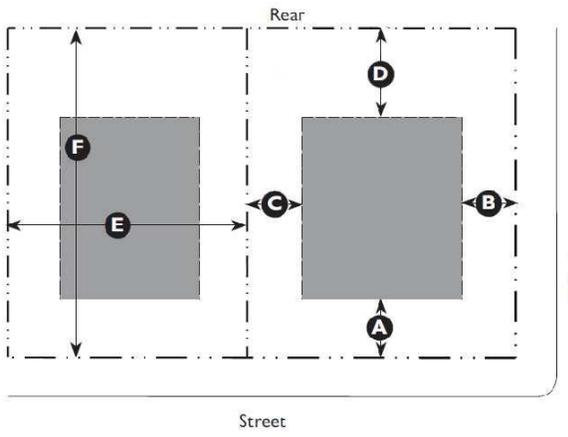
Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

D. Gross Density

Gross density:	.01 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

Transect 2: Rural

The zones within transect 2 are rural in character. This transect, and the zones included, implement the Comprehensive Plan goals of preserving the rural and historic character of Daufuskie Island.

1.2.40.1 Transect 2: Rural Historic (DI-2R) Standards

A. Purpose

The Rural (DI-2R) Zone is intended to preserve the rural character of Daufuskie Island. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, small commercial or restaurant uses, farms where animals are raised, or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The DI-2R Rural Zone implements the Comprehensive Plan goals of preserving the rural and historic character of Daufuskie Island.

B. Subzones

DI-2R-CP (Rural Conventionally Platted)

The intent of the DI-2R-CP subzone is to provide a district that preserves the currently approved conventionally platted subdivisions within this area of Daufuskie Island. This subzone allows for smaller lots that have already been approved by Beaufort County, however no further subdivision or recombination of the existing lots is allowed without obtaining a special permit from Beaufort County.

DI-2R-GH (Rural Gullah Heritage)

The intent of the DI-2R-GH subzone is to provide a district that preserves the Gullah heritage, while maintaining the rural character within this area of Daufuskie Island. This subzone preserves the Gullah heritage sites and ensures that new development is in character with the Gullah heritage.

C. Allowed Building Types and Architectural Guidelines

Building/Architecture Type	Specific Examples
Carriage House	5.1.30.A
Lowcountry Vernacular	5.3.40.B

The preferred architectural style in Transect 2 is Lowcountry Vernacular as illustrated in (A.) of 5.3.40.B of the Beaufort County Community Development Code. Building types allowed apply in all zones and subzones in Transect 2.

D. Building Placement

Setback (Distance from ROW or property line)

Front (A):	50 feet minimum
Side Street (B):	50 feet minimum
Side (C):	
Main building	20 feet minimum
Ancillary building	20 feet minimum
Rear (D):	50 feet minimum

Lot size (One acre minimum in zone DI-2R and subzone DI-2R-GH, and as currently defined in the approved and conventionally platted subdivisions in subzone DI-2R-CP)

Width (E):	100 feet minimum in DI-2R and DI-2R-GH As platted in DI-2R-CP
Depth (F):	NA

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property. Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

D. Building Form

Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level	No minimum

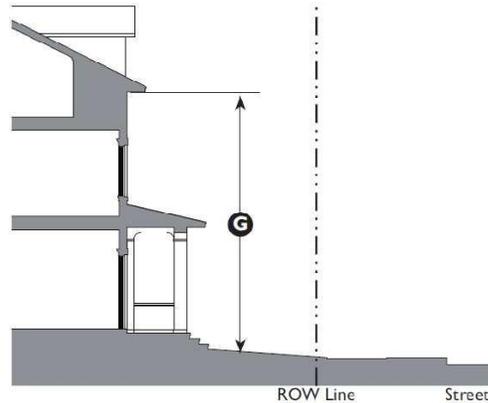
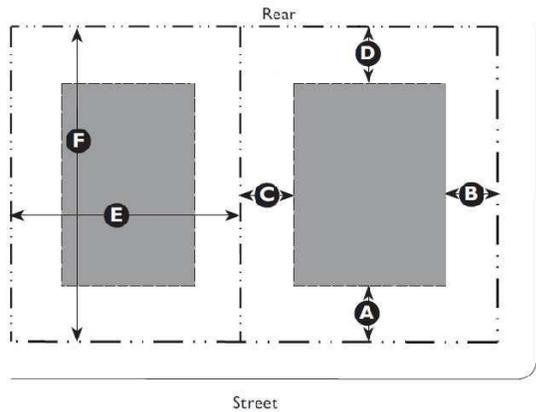
Footprint

Maximum lot coverage:	NA
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



Key

- - - ROW / Property Line
- - - Setback Line
- Building Area
- ▨ Facade Zone

E. Gross Density

Gross density:

1.0 du/acre (DI-2R and DI-2R-GH)

As platted in DI-2R-CP

The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

F. Encroachment and Frontage Types

Encroachment

- Front (H): 5 feet minimum
- Side Street (I): 5 feet minimum
- Side (J): 5 feet maximum
- Rear (K): 5 feet minimum

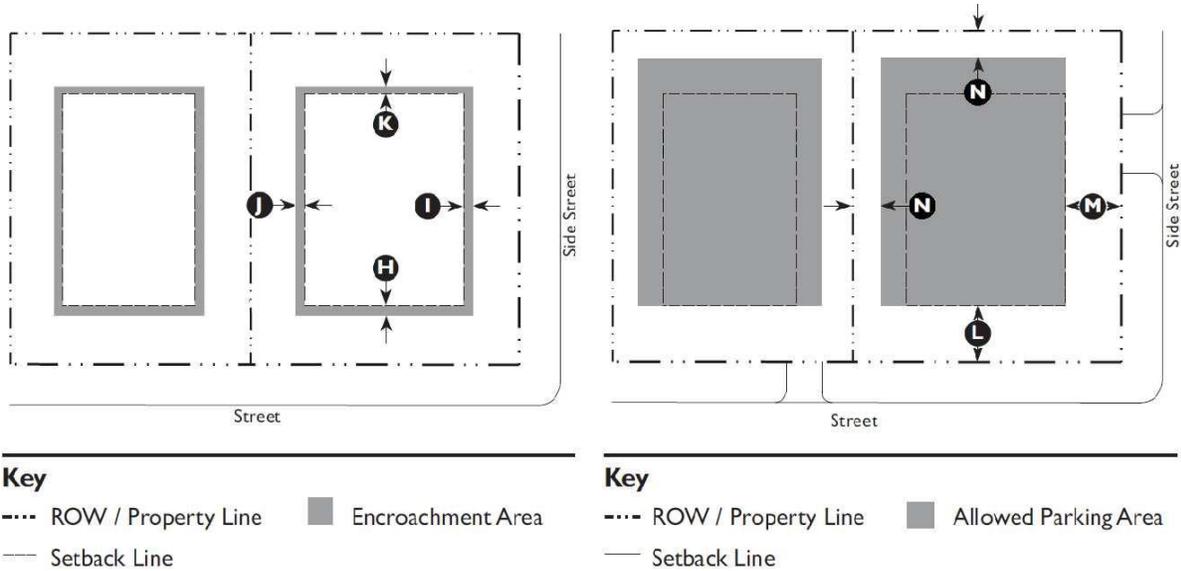
Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

G. Buffers

In both DI-2R and DI-2R-HC a buffer of natural vegetation and trees shall be retained when developed. If the buffer area has been cleared prior to development, or does not exist, a buffer consisting of natural vegetation and trees shall be installed. Minimum buffer requirements are:

- Front (A): 20 feet minimum
- Side Street (B): 20 feet minimum
- Side (C):
 - Main building 10 feet minimum
 - Ancillary building 10 feet minimum
- Rear (D): 20 feet minimum

All development in both DI-2R and DI-2R-HC abutting any street or road open and used by the public shall be subject to the requirements of the thoroughfare buffer for 2 or 3 lanes as described in Division 5.8.50 of the Beaufort County Community Development Code.



1.2.50 Transect 3: Edge (DI-3E) Standards

A. Purpose

The (DI-3E) Zone is intended to preserve the historic character and natural environment of Daufuskie Island. The (DI-3E) Zone is intended to provide a walkable, predominantly single-family neighborhood that integrates compatible multi-family housing types, such as duplexes and cottage courts within walking distance to village centers and commercial areas.

The DI-3E Zone implements the Comprehensive Plan goals of preserving and building upon the walkable character of portions of Daufuskie Island.

B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Estate House (see 5.1.50 of Beaufort County Community Development Code)
- 3) Village House (see 5.1.60 of Beaufort County Community Development Code)
- 4) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 5) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)

C. Building Placement

Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 50 feet maximum
Side Street (B):	10 feet minimum, 50 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

Lot size (43,560 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

D. Building Form

Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

Footprint

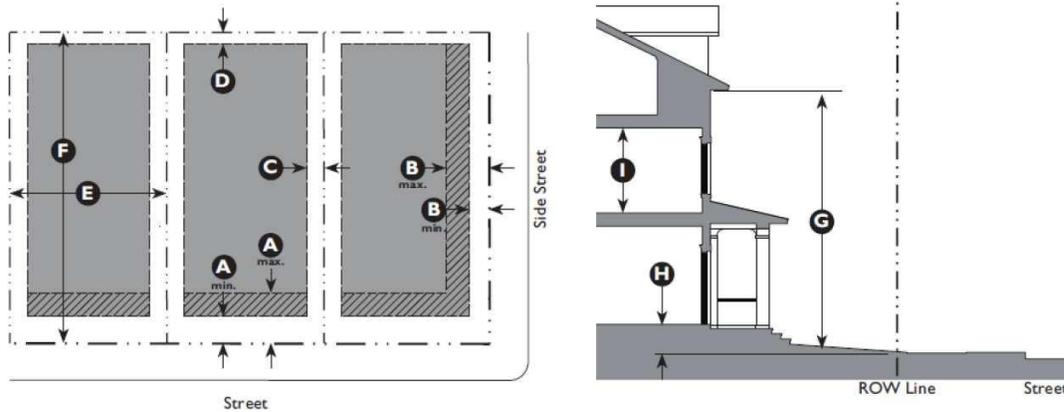
Maximum lot coverage:

30% of lot area

Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

E. Gross Density

Gross density:

3.0 du/acre

The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

F. Encroachment and Frontage Types

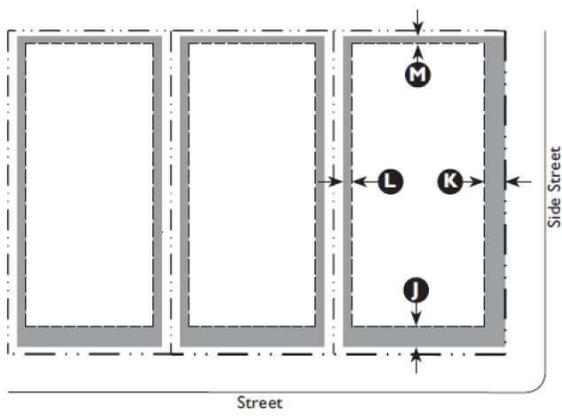
Encroachment

- Front (J): 5 feet maximum
- Side Street (K): 5 feet maximum
- Side (L): 3 feet maximum
- Rear (M): 5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

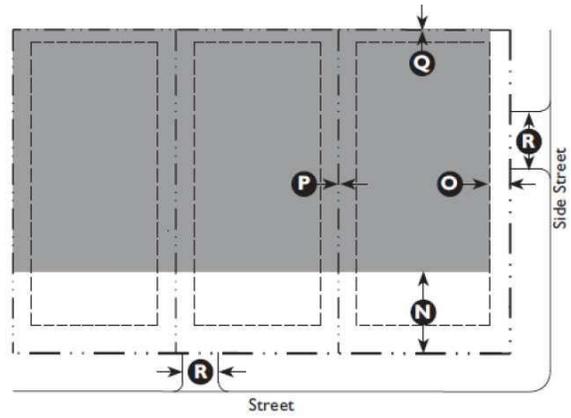
Allowed Frontage Types

- Common yard
- Porch projecting
- Porch: Engaged
- Porch: Side yard



Key

- ROW / Property Line
- Setback Line
- Encroachment Area



Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

1.2.50 Transect 4: Suburban (DI-4SU) Standards

A. Purpose

The Suburban (DI-4SU) Zone is intended to integrate vibrant residential, commercial and retail environments, providing access to day-to-day amenities within walking distance within the zone as well as to the village centers.

The Suburban Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island.

B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 3) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 4) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 5) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 7) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 8) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

C. Building Placement

Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 30 feet maximum
Side Street (B):	10 feet minimum, 30 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

D. Building Form

Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

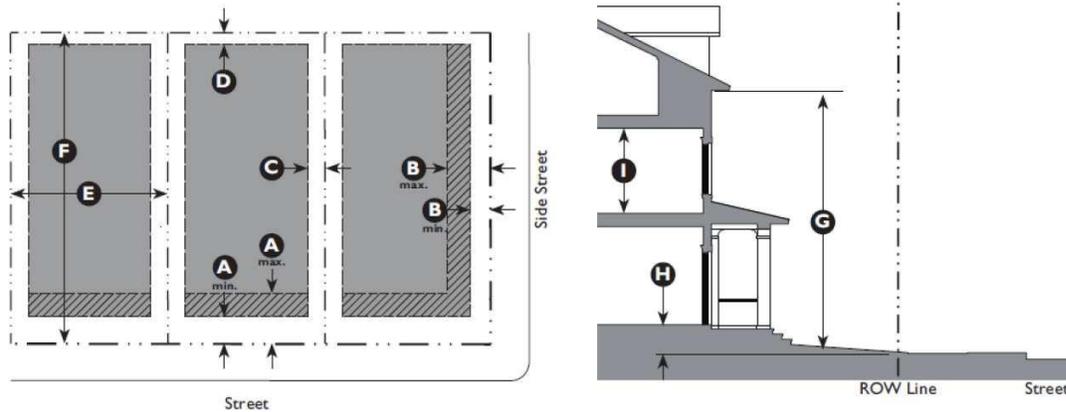
Footprint

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



Key

--- ROW / Property Line	■ Building Area
— Setback Line	▨ Facade Zone

E. Gross Density

Gross density:	4.0 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

F. Encroachment and Frontage Types

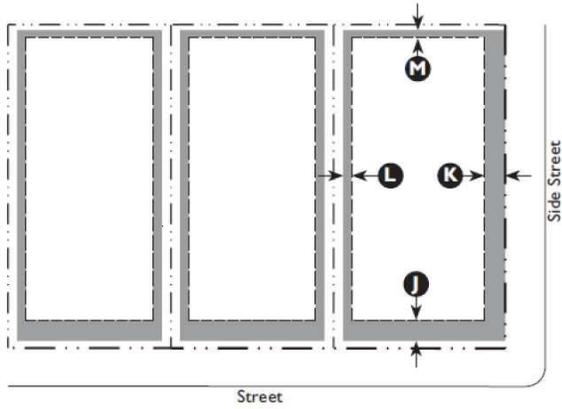
Encroachment

Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum
Rear (M):	5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

G. Allowed Frontage Types

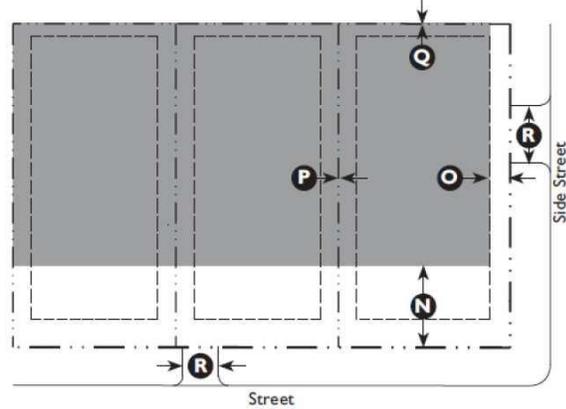
Common yard
Porch projecting



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Porch: Engaged
Porch: Side yard



Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

1.2.60 Transect 5:

The zones within transect 5 are the most urban in character. This transect, and the zones included, implement the Comprehensive Plan goals of preserving the character of Daufuskie Island while providing for the commercial needs of the island.

1.2.60.1 Transect 5: Village Center (DI-5VC) Standards

A. Purpose

The Village Center (DI-5VC) Zone is intended to integrate vibrant main-street commercial and retail environments, providing access to day-to-day amenities within walking distance, creating potential for water ferry embarkation points, and serving as a focal point for Daufuskie Island.

The Village Center Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island

B. Allowed Building Types

- 9) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 10) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 11) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 12) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 13) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 14) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 15) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 16) Main Street Mixed Use (see 5.1.130 of Beaufort County Community Development Code)
- 17) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

C. Building Placement

Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 20 feet maximum
Side Street (B):	10 feet minimum, 20 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Commercial, Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record.

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

D. Building Form

Building Height

Main building (G):	2.5 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

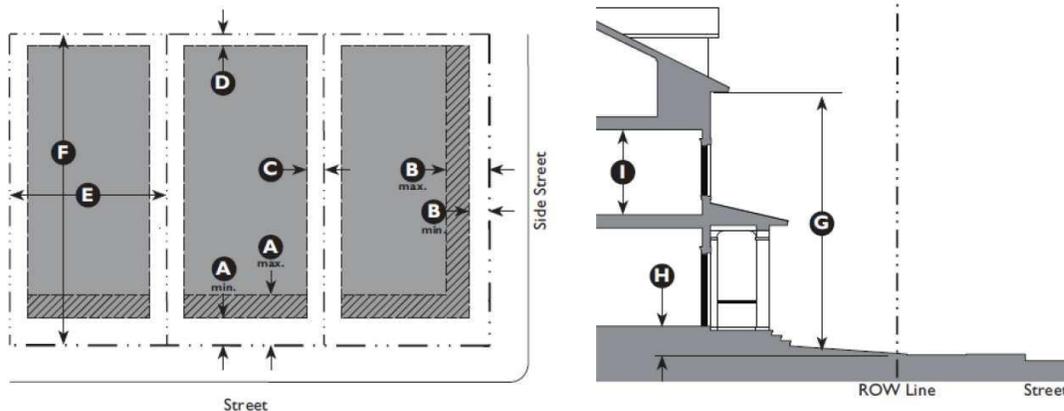
Footprint

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

E. Gross Density

Gross density:	8.0 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

F. Encroachment and Frontage Types

Encroachment

Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum

Rear (M): 5 feet maximum
 Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

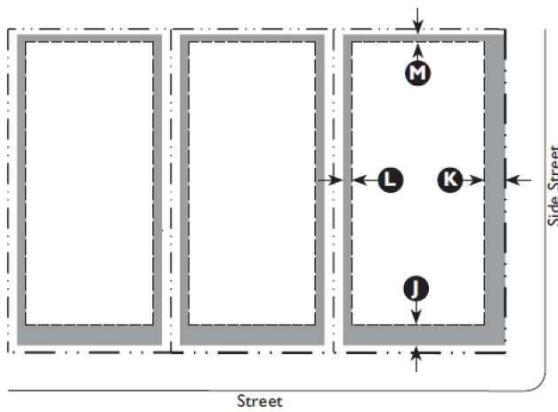
G. Allowed Frontage Types

Common yard

Porch projecting

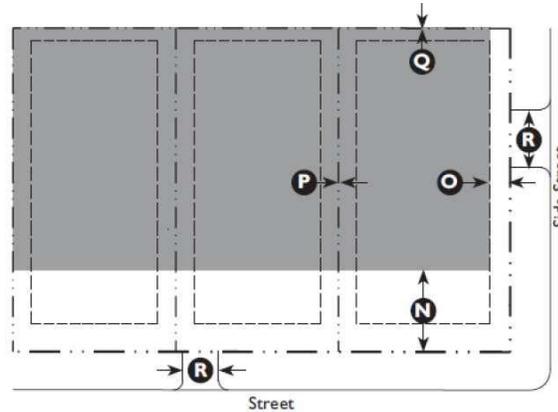
Porch: Engaged

Porch: Side yard



Key

- ROW / Property Line
- Setback Line
- Encroachment Area



Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

1.2.60.2 Transect 5: Gateway Corridor (DI-5GC) Standards

A. Purpose

The Gateway Corridor (DI-5GC) Zone is intended to extend the concept of a vibrant main-street commercial and retail environments from the Village Center to public places in the Gateway Corridor, providing access to day-to-day amenities within walking distance, creating, and serving as a focal point for public space for Daufuskie Island.

The Gateway Corridor Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island and provide for public and civic uses.

B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 3) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 4) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 5) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 7) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 8) Main Street Mixed Use (see 5.1.130 of Beaufort County Community Development Code)
- 9) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

C. Building Placement

Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 30 feet maximum
Side Street (B):	10 feet minimum, 30 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Commercial, Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record.

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

D. Building Form

Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

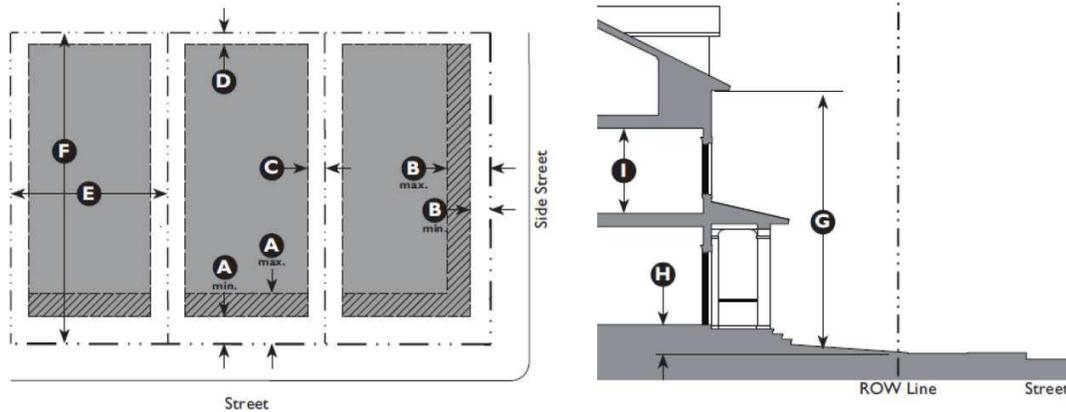
Footprint

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



Key

--- ROW / Property Line	■ Building Area
— Setback Line	▨ Facade Zone

E. Gross Density

Gross density:	4.0 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

F. Encroachment and Frontage Types

Encroachment

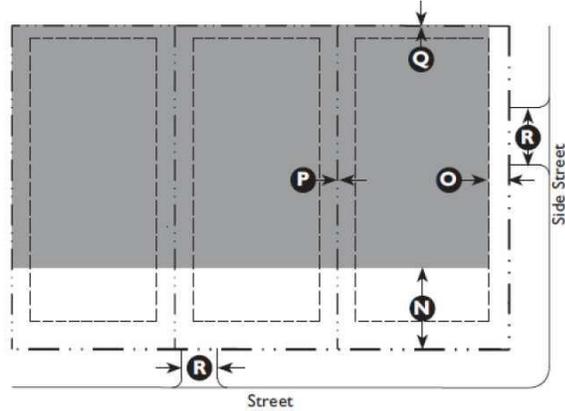
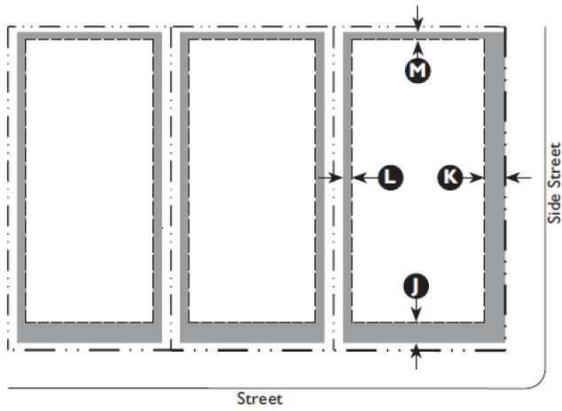
Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum
Rear (M):	5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

G. Allowed Frontage Types

Common yard
Porch projecting

Porch: Engaged
Porch: Side yard



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

Division 1.3: Overlay Zones

Sections:

1.3.10 Purpose

1.3.20 Applicability

1.3.30 Heritage Corridor Overlay Zone

1.3.10 Purpose

This Division provides regulatory standards governing land use and building form within special overlay zones. These zones are typically applied to certain areas of the County on Daufuskie Island where extreme physical or cultural constraints need increased planning guidelines and consideration.

1.3.20 Applicability

The requirements of this Division shall apply to all proposed development within the overlay zones and shall be considered in combination with the standards for specific uses in Article 4 (Specific to Use), if applicable, and the development standards in Article 5 (Supplemental to Zones) of the Beaufort County Community Development Code. If there is a conflict between any standards, the provisions of Article 4 (Specific to Use) control over Article 3 (Specific to Zones) and Article 5 (Supplemental to Zones).

1.3.30 Heritage Corridor (DI-HC-O) Standards

- A. Purpose.** The Heritage Corridor Overlay (DI-HC-O) zone is established to provide for the long-term protection of the culturally significant resources found on Daufuskie Island. The zone acknowledges Daufuskie Island's historic cultural landscape and its importance to Daufuskie Island and Beaufort County's most notable concentration of Gullah culture.
- B. District Boundaries.** The boundaries of the DI-HC-O zone on Daufuskie Island are depicted on the Beaufort County Official Zoning Map. Any parcel that abuts the defined boundary shall be considered to be included within the overlay corridor and its standards. Where the zone applies, the permitted uses shall be limited to the base zoning in DI-2R, except where additional limitations are established within the overlay zone.
- C. Site Design and Architecture.** Design features that impact other culturally significant locations, and franchise design are prohibited. All development within 200 feet of the streets of roads that define the district boundary in this zone shall be reviewed by the Planning Commission for both the site design and building style. Any development outside of this 200-foot standard shall not require review by the Planning

Commission. All design and buildings should be compatible with Lowcountry rural vernacular design and architecture as illustrated in Division 5.3 of the Beaufort County Community Development Code.

D. Use Limitations. The following specific uses are deemed to be incompatible with the DI-HC-O zone; and therefore, are prohibited:

Restricted Access (Gated Communities) An intentionally designed, secured bounded area with designated and landscaped perimeters, usually walled or fenced, that are designed to prevent access by non-residents.

Resort This use includes lodging that serves as a destination point for visitors and designed with some combination of recreation uses or natural areas. Typical types of activities and facilities include marinas, beaches, pools, tennis, golf, equestrian, restaurants, shops, and the like. This restriction does not apply to ecotourism or its associated lodging.

Golf Course This use includes regulation and par three golf courses having nine or more holes.

E. Buffers

A buffer of natural vegetation and trees shall be retained when developed. If the buffer area has been cleared prior to development, or does not exist, a buffer consisting of natural vegetation and trees shall be installed. Minimum buffer requirements are:

Front (A):	50 feet minimum
Side Street (B):	20 feet minimum
Side (C):	
Main building	10 feet minimum
Ancillary building	10 feet minimum
Rear (D):	20 feet minimum

All development shall be subject to the requirements of the thoroughfare buffer for 2 or 3 lanes as described in Division 5.8.50 of the Beaufort County Community Development Code.

Division 1.4: Land Uses Allowed and Definitions

1.4.10 Purpose

This Division establishes the land uses allowed in all zones within the County on Daufuskie Island and defines each of the land uses.

1.4.20 Consolidated Land Use Table and Land Use Definitions

The following table shown in 1.4.20.A defines the land uses that are allowed in each zone on Daufuskie Island. The uses are indicated as:

Permitted Use. A use that is permitted by right in a zone.

Conditional Use. A use that is permitted in a zone subject to the standards specified for that use being met, as determined by the Planning Commission.

Special Use. A use that may be permitted within a zone upon approval of a special use permit by the Zoning Board of Appeals (ZBOA). See Section 7.2.130 (Special Use Permits).

Not Permitted Use. A use that is not allowed or permitted in a zone.

The following table also 1.4.30.A defines the land use types for Daufuskie Island.

TABLE 1.4.20.A CONSOLIDATED USE TABLE: AGRICULTURAL

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

Notes:

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

TABLE 1.4.30.A LAND USE DEFINITIONS

Agriculture

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

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

TABLE 1.4.20.A CONSOLIDATED USE TABLE: RESIDENTIAL

RESIDENTIAL USES									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Detached Single Family Dwelling Unit	---	P	P	P	P	P	P	P	NA
2. Single Family Attached Dwelling Unit	---	---	---	---	---	---	---	---	NA
3. Two Family Dwelling Unit (Duplex)	---	---	---	---	P	P	P	P	NA
4. Multi-family Dwelling Unit	---	---	---	---	P	P	P	P	NA
5. Accessory Dwelling Unit	---	P	P	P	P	P	P	P	NA
6. Dwelling Unit - Family Compound	---	P	---	P	---	---	---	---	NA
7. Dwelling Unit – Cluster Compound	---	P	---	P	P	---	---	---	NA
8. Dwelling Unit - Group Home	---	S	---	S	S	S	S	S	NA
9. Community Residences (dorms, convents, assisted living, temporary shelters)	---	S	---	S	S	S	S	S	NA
10. Home Office	---	P	P	P	P	P	P	P	NA
11. Home Business	---	P	P	P	P	P	P	P	NA
12. Cottage Industry	---	P	S	P	S	---	S	S	NA
13. Live/Work	---	P	C	P	C	P	P	P	NA
14. Manufactured Home Community	---	---	---	---	---	---	---	---	NA

Notes:

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

TABLE 1.4.30.A LAND USE DEFINITIONS: RESIDENTIAL

Residential

Dwelling Unit – A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, designed to be occupied as a residence by one household.

Land Use Type	Definition
1. Dwelling: Single Family Detached Unit	A structure containing one dwelling unit on a single lot.
2. Dwelling: Single Family Attached Unit	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.
3. Dwelling: Two Family Unit (Duplex)	A structure containing two dwelling units on a single lot.
4. Dwelling: Multi-Family Unit	A structure containing three or more dwelling units on a single lot.
5. Dwelling: Accessory Unit	An auxiliary dwelling unit, no larger than 800 SF attached to a principal dwelling unit or located within an accessory structure on the same lot
6. Dwelling: Family Compound	A form of traditional rural development which provides for the placement of additional single family, detached dwelling units on, and/or subdivisions of, a single parcel of land owned by the same family for at least 50 years. Central facilities that provide services to the residents of the family compound may be included.
7. Dwelling: Cluster Compound	A form of development which provides for the placement of small, single family detached dwelling units on, and/or subdivisions of, a single parcel of land. Central facilities that provide services to the residents of the cluster compound may be included.
8. Dwelling: Group Home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department for that purpose.

Residential (Continued)

Land Use Type	Definition
9. Community Residence	<p>1. Dormitory: A building, or portion thereof, which contains living quarters for five or more students, staff, or members of a college, university, primary or secondary boarding school, theological school, or other comparable organization, provided that such building is either owned or managed by such organization, or is under contract with such organization for that purpose. 2. Convent or Monastery. The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows. 3. Assisted Living Facility: A state-licensed facility for long-term residence exclusively by seniors and persons with disabilities who require assistance with daily activities, and which may include, without limitation, common dining, social and recreational features, special safety and convenience features designed for the needs of the elderly or disabled, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities. May include an accessory skilled nursing component. 4. Group Home (more than 9 persons). A state-licensed residential facility for more than 9 mentally or physically handicapped persons providing care on a 24-hour basis. 5. Temporary Shelter: A supervised publicly or privately operated shelter and services designed to provide temporary living accommodations to individuals or families who lack a fixed, regular and adequate residence. This does not include residential substance abuse facilities or halfway houses (see "Community Care Facility").</p>
10. Home Office	An office use carried out for gain by a resident and conducted entirely within the resident's home. This use permits the employment of one individual who does not live in the home.
11. Home Business	An office or service use carried out for gain by a resident and conducted entirely within the resident's home and/or accessory structures. This use permits the employment of up to three individuals who do not reside on the premises.
12. Cottage Industry	Light industrial uses and boat, small engine (e.g. lawn mowers, but not vehicles), and farm equipment repair services carried out for gain by a resident and conducted on, or adjacent to, the property that contains the operator's residence. This use permits the employment of up to six individuals who do not reside on the premises.

Residential (Continued)

Land Use Type	Definition
13. Live/Work Unit	An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen, living, and sleeping space and sanitary facilities in compliance with the Building Code, and working space reserved for and regularly used by one or more occupants of the unit. Workspace is limited to a maximum fifty percent (50%) of the structure and located on the first floor with living space located to the rear or above. Activities are limited to those uses permitted in the underlying Zone in which the Live/Work unit is located.
14. Manufactured Home Community	A single parcel of land that contains two or more manufactured homes for use as dwelling units where home sites are leased to individuals who retain customary leasehold rights. This use does not include "Family Compounds."

TABLE 1.4.20.A CONSOLIDATED USE TABLE: RETAIL/RESTAURANTS

Retail and Restaurants									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. General retail of 3,500 SF or less	---	P	---	P	P	P	P	P	NA
2. General retail - 3,500 SF to 10,000 SF	---	S	---	---	---	---	P	P	NA
3. General retail - Over 10,000 SF	---	---	---	---	---	---	S	S	NA
4. General Retail with Drive Thru Facilities	---	---	---	---	---	---	---	---	NA
5. Adult Oriented Businesses	---	---	---	---	---	---	S	S	NA
6. Bars, Taverns and Nightclubs	---	---	---	---	---	S	P	P	NA
7. Gas Stations and Fuel Sales	---	---	---	---	---	P	P	P	NA
8. Open Air Retail	---	P	---	P	P	P	P	P	NA
9. Restaurant, Café, Coffee Shops									
(a) Less than 40 seats in structure	---	P	---	P	P	P	P	P	NA
(b) 40 seats or more in structure	---	---	---	---	---	P	P	P	NA
10. Vehicle Sales and Rental - Light	---	---	---	---	---	S	P	P	NA
11. Vehicle Sales and Rental - Heavy	---	---	---	---	---	---	---	---	NA

Notes:

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

TABLE 1.4.30.A LAND USE DEFINITIONS: RETAIL/RESTAURANTS

Retail and Restaurants

Stores and shops used for the sale and display of goods directly to a consumer and structures where the principal uses are the preparation and sale of food and beverages.

Land Use Type	Definition
1. General Retail: 3,500 SF or less, 3,500 SF to 10,000 SF, or greater than 50,000 SF	Stores and shops that sell and/or rent goods and merchandise to the general public. This category does not include "Open Air Retail," "Vehicle Sales and Rental," or "Gas Stations/Fuel Sales."
2. General Retail with a Drive Through Facility	Stores and shops where products may be purchased by motorists without leaving their vehicles.
3. Adult Oriented Business	A place of business that sells, rents, leases, operates on commission or fee, purveys, displays, or offers only to or for adults: products; goods of any nature; images; reproductions; activities; opportunities for experiences or encounters; moving or still pictures; entertainment or amusement distinguished by purpose and emphasis on matters depicting, describing, or relating by any means of communication from one person to another to specified sexual activities" or "specified anatomical areas".
4. Bar, Tavern, Nightclub	1. Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption that is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew-pub"), and other beverage tasting facilities. 2. Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult oriented businesses.
5. Gas Station/Fuel Sales	An establishment where petroleum products are dispensed for retail sale. This use may include a retail convenience store and/or a single bay carwash. It does not include towing, vehicle body or engine repair (see "Vehicle Services"), or overnight vehicle storage.
6. Open Air Retail	A retail sales establishment operated substantially in the open air including, but not limited to: flea markets, monument sales, beach recreation rentals, and the like. Does not include "Vehicle Sales and Rental", agricultural equipment sales and rental (see "Agricultural Support Services"), plant nurseries (see "Agriculture and Crop Harvesting"), or roadside stands and farmers markets (see "Temporary Uses").
7. Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens.

Retail and Restaurants (Continued)

Land Use Type	Definition
8. Restaurant, Café, Coffee Shop with a Drive Through Facility	Facilities where food or other products may be purchased by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants and drive-through coffee shops, etc.
9. Vehicle Sales and Rental: Automobiles, Light Trucks, Boats	A retail or wholesale establishment selling and/or renting automobiles, light trucks (less than 2-ton load capacity), vans, trailers, boats, and/or any other motorized or non-motorized vehicles (e.g. scooters, jet skis, golf carts, motorcycles) that includes outdoor display. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include businesses dealing exclusively in selling used parts, auto wrecking and/or salvage (see "Salvage Operations"); the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); or service stations (see "Vehicle Services").
10. Vehicle Sales and Rental: Heavy Equipment, Heavy Trucks, RVs, Mobile Homes	A retail or wholesale establishment selling and/or renting heavy equipment and/or trucks, RVs, or mobile homes. May also include accessory repair shops. Does not include farm equipment (see "Agricultural Support Services").

TABLE 1.4.20.A CONSOLIDATED USE TABLE: OFFICES/SERVICES

OFFICES and SERVICES									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. General Office and Services of 3,500 SF or less	---	C	---	C	C	P	P	P	NA
2. General Office and Services - 3,500 SF to 10,000 SF	---	---	---	---	---	P	P	P	NA
3. Animal Services: Clinic/Hospital	---	---	---	---	---	C	P	P	NA
4. Animal Services: Kennel	---	C	---	C	C	C	P	P	NA
5. Body Branding, Piercing, Tattooing	---	---	---	---	---	S	S	S	NA
6. Day Care: Family Home (up to 8 clients)	---	C	---	C	C	C	S	S	NA
7. Day Care: Commercial Center (9 or more clients)	---	---	---	---	---	C	S	S	NA
8. Lodging: Bed and Breakfast (5 rooms or less)	---	C	---	C	C	P	P	P	NA
9. Lodging: Inn (up to 24 rooms)	---	---	---	---	S	P	P	P	NA
10. Lodging: Hotel (25 to 50 rooms)	---	---	---	---	---	S	P	P	NA
11. Medical Service: Clinics/Offices	---	---	---	---	---	P	P	P	NA
12. Medical Service: Hospital	---	---	---	---	---	S	P	P	NA
13. Residential Storage Facility	---	---	---	---	---	S	S	S	NA
14. Vehicle Services: Minor Maintenance and Repair	---	C	---	C	C	P	P	P	NA
15. Vehicle Services: Major Maintenance and Repair	---	---	---	---	---	S	S	S	NA

Notes: "P" indicates a use that is permitted by right;
 "C" indicates a use that is permitted with conditions
 "S" indicates a use that is permitted as a special use
 "—" indicates a use that is not permitted

TABLE 1.4.30.A LAND USE DEFINITIONS: OFFICES/SERVICES

Offices and Services

This category is intended to encompass activities, without outdoor storage needs, that are primarily oriented towards office and service functions.

Land Use Type	Definition
<p>1. General Offices & Services: 3,500 SF or less; 10,000 SF or less; 25,000 SF or less; 50,000 SF or less; Greater than 50,000 SF</p>	<p>1. Bank/Financial Services. Financial institutions, including, but not limited to: banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities. 2. Business Services. Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, landscaping and tree removal companies, exterminators, carpet cleaners, and contractors' offices without exterior storage. 3. Business Support Services. Establishments providing services to other businesses, including, but not limited to: computer rental and repair, copying, quick printing, mailing and mailbox services. 4. Personal Services. Establishments providing non-medical services to individuals, including, but not limited to: barber and beauty shops, dry cleaners, small appliance repair, laundromats, massage therapists, pet grooming with no boarding, shoe repair shops, tanning salons, funeral homes. These uses may include incidental retail sales related to the services they provide. 5. Professional and Administrative Services. Office-type facilities occupied by businesses or agencies that provide professional or government services or are engaged in the production of intellectual property.</p>
<p>2. General Offices & Services: with a Drive Through Facility</p>	<p>Facilities where services may be obtained by motorists without leaving their vehicles. Examples of drive-through services include bank teller windows and drive-up ATMs, dry cleaners, etc.</p>
<p>3. Animal Services: Animal Clinic / Hospital</p>	<p>An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.</p>
<p>4. Animal Services: Kennel</p>	<p>A commercial facility for the boarding, breeding, and/or maintaining of animals for a fee that are not owned by the operator. This use includes pet day care facilities, animal training facilities (except horses – see "Commercial Stables") and may include grooming as an accessory use. This use includes the breeding of animals in outdoor structures, cages or pens for sale, but does not include animals for sale in pet shops (see "General Retail").</p>
<p>5. Body branding, piercing and tattoo facilities</p>	<p>An establishment whose principal business is the one or more of the following: any invasive procedure in which a permanent mark is burned into or onto the skin using either temperature, mechanical or chemical means; creation of an opening in the body for the purpose of inserting jewelry or other decorations (not including ear piercing); and/or placing designs, letters, figures, symbols or other marks upon or under the skin of any person using ink or other permanent coloration.</p>

Offices and Services (Continued)

Land Use Types	Definition
6. Day Care: Family Care Home	A state-licensed facility in a private home where an occupant of the residence provides non-medical care and supervision for up to 8 unrelated adults or children, typically for periods of less than 24 hours per day for any client.
7. Day Care: Commercial Center	A state-licensed facility that provides non-medical care and supervision for more than 8 adults or children, typically for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: nursery schools, preschools, after-school care facilities, and daycare centers.
8. Lodging: Bed and Breakfast (B&B)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.
9. Lodging: Inn	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public.
10. Lodging: Hotel	A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public.
11. Medical Services: Clinics and Medical Offices	<p>1. Clinic. A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories and/or pharmacies. Counseling services by other than medical doctors or psychiatrists are included under "General Services - Professional/Administrative."</p> <p>2. Medical Office. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services – Clinic." Counseling services by other than medical doctors or psychiatrists are included under "General Services – Professional / Administrative."</p>
12. Medical Services: Hospital	An institution licensed by the State, where people, including inpatients, receive medical, surgical or psychiatric treatment and nursing care.
13. Residential Storage Facility	A building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use.

Offices and Services (Continued)

Land Use Types	Definition
14. Vehicle Services: Minor Maintenance and Repair	Incidental minor repairs to include replacement of parts and service to passenger cars and light trucks, but not including any operation defined as "Vehicle Services - Major Maintenance and Repair" or any other operation similar thereto. Examples include quick service oil, tune-ups, tires, brake and muffler shops. This use also includes car washes and detailing businesses as a principal use.
15. Vehicle Services: Major Maintenance and Repair	General repair, rebuilding or reconditioning of boats and/or motor vehicles; collision service including body or frame straightening or repair; vehicle paint shops; auto wrecker services.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE:
RECREATION/EDUCATION/SAFETY/PUBLIC ASSEMBLY**

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Community Oriented Cultural Facility (less than 5,000 SF)	---	C	---	C	C	P	P	P	NA
2. Community Oriented Cultural Facility (5,000 SF or greater)	---	C	---	C	C	C	P	P	NA
3. Community Public Safety Facility	---	P	P	P	P	P	P	P	NA
4. Institutional Care Facility	---	---	---	---	S	S	S	S	NA
5. Detention Facility	---	---	---	---	S	S	S	S	NA
6. Meeting Facility/Place of Worship (less than 15,000 SF)	---	P	---	P	P	P	P	P	NA
7. Meeting Facility/Place of Worship (greater than 15,000 SF)	---	C	---	C	C	P	P	P	NA
8. Park, Playground, Outdoor Recreation Areas	S	P	P	P	P	P	P	P	NA
9. Recreation Facility: Commercial Indoor	---	---	---	---	S	P	P	P	NA
10. Recreation Facility: Commercial Outdoor	---	---	---	---	S	P	P	P	NA
11. Recreation Facility: Community Based	---	P	---	P	P	P	P	P	NA
12. Recreation Facility: Golf Course	---	---	---	---	---	---	---	---	NA

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (CONTINUED)

Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
13. Recreation Facility: Campground	---	S	---	S	S	S	S	S	NA
14. Ecotourism	S	C	---	C	P	P	P	P	NA
15. School: Public or Private	---	C	---	C	S	P	P	P	NA
16. School: Specialized Training/Studios	---	S	---	S	S	P	P	P	NA
17. School: College or University	---	---	---	---	S	S	S	S	NA

Notes:

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

**TABLE 1.4.30.A LAND USE DEFINITIONS:
RECREATION/EDUCATION/SAFETY/PUBLIC ASSEMBLY**

Recreation, Education, Safety, Public Assembly

This category includes not-for-profit and for-profit recreation, education, safety, and public assembly functions that benefit the citizens of the community.

Land Use Type	Definition
1. Community Oriented Cultural Facility:	Public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums, planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.
2. Community Public Safety Facility	A public safety facility operated by a public agency including fire stations, other fire preventive and fire-fighting facilities, police and sheriff substations and headquarters, including interim holding facilities. May include ambulance dispatch on the same site. Does not include "Detention Facilities."
3. Institutional Care Facility	Facilities licensed by the State that provide living, sleeping, and sanitation accommodations in coordination with the provision of social, rehabilitative and/or medical services in a protective living environment for persons residing voluntarily, by court placement, or under protective control of the federal, state or county government; including, but not limited to, post-correctional facilities, residential substance abuse treatment facilities, residential treatment facilities for the mentally ill, skilled nursing homes not part of an assisted living or continuing care facility (see "Community Residence").
4. Detention Facility	A facility operated by a public agency, or is under contract with a public agency, that houses persons convicted of, or being held for, a crime. Such facilities include: prisons, detention facilities, work-release facilities, work camps, etc.

Recreation, Education, Safety, Public Assembly (Continued)

Land Use Types	Definition
5. Meeting Facility / Place of Worship:	A facility for public or private meetings, including: community centers, places of worship (e.g., churches, mosques, synagogues, etc.), meeting halls for clubs and other membership organizations, etc. This use includes all cemeteries.
6. Parks, Playgrounds, Outdoor Recreation Areas	An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, playing fields, outdoor tennis and basketball courts, outdoor swimming pools, boat ramps and fishing piers; and areas for passive recreation such as hiking trails, picnic areas and bird blinds.
7. Recreation Facility: Commercial Indoor	An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to : bowling alleys, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.
8. Recreation Facility: Commercial Outdoor	A facility for outdoor recreational activities where a fee is often charged for use. Examples include, but are not limited to, amusement and theme parks; go-cart tracks; golf driving ranges; miniature golf courses; marinas; watercraft rentals; and water parks. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Marinas may include marine-related retail (bait and tackle, boat supplies), fuel sales, minor boat repair, and boat storage. This use does not include golf courses or campgrounds.
9. Recreation Facility: Community-Based	A community recreation center that may include one or more of the following: gymnasium; indoor swimming pool; indoor tennis, racquetball, and/or handball courts, and other indoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services. Does not include commercial health/fitness facilities, which are included under "General Offices and Services."
10. Recreation Facility: Golf Course	This use consists of regulation and par 3 golf courses having nine or more holes, and accessory facilities and uses, including driving ranges, clubhouses with bar and restaurant; locker and shower facilities; "pro shops" for on-site sales of golfing equipment and clothing; and golf cart storage facilities.

Recreation, Education, Safety, Public Assembly (Continued)

Land Use Types	Definition
11. Recreation Facility: Campground	Form of lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience natural environments. Campgrounds rent pads or spaces to guests. May also include accessory uses such as a camp store, shower/bathroom facilities, and recreational facilities.
12. Ecotourism	Organized, educational and mainly outdoor recreation with or without lodging that invites participants to learn about and promote ecological preservation, conservation, and sustainability. This use shall include at least two of the following characteristics: 1. Located near or within a wilderness setting, park, or protected area; 2. Interpretive educational program with or without guides; 3. Outdoor activities; or 4. Cultural experiences.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE:
INFRASTRUCTURE/TRANSPORTATION/COMMUNICATION**

INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Airport, Aviation Services	---	S	---	---	---	---	---	---	NA
2. Infrastructure and Utilities: Regional (Major)	---	C	---	S	C	C	C	C	NA
3. Parking Facility: Public or Commercial	---	---	---	---	S	P	P	P	NA
4. Transportation Terminal	---	---	---	---	S	P	P	S	NA
5. Waste Management: Community Collection and Recycling	---	C	---	S	C	C	S	S	NA
6. Waste Management: Regional Waste Transfer and Recycling	---	S	---	S	S	S	S	S	NA
7. Waste Management: Regional Waste Disposal and Resource Recovery	---	---	---	---	---	---	---	---	NA
8. Wireless Communication Facility	---	S	S	S	S	S	S	S	NA

Notes:

- “P” indicates a use that is permitted by right
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**TABLE 1.4.30.A LAND USE DEFINITIONS:
INFRASTRUCTURE/TRANSPORTATION/COMMUNICATIONS**

Infrastructure, Transportation, Communications

This category encompasses land uses that provide the underlying infrastructure, utilities, and systems that allow a community to function.

Land Use Type	Definition
1. Airport / Aviation Services	An airport, runway, landing strip, seaport, or heliport providing accommodations by public, private, or not-for-profit entities for the conveyance of persons from one location to another by airplane, seaplane, helicopter, or other means of aviation. Includes facilities for loading and unloading areas.
2. Infrastructure and Utilities: Regional (Major)	Utility facilities that provide County-wide or regional service. Examples include public utility substations; water towers; waste treatment plants; and electrical substations.
3. Parking Facility, Public or Commercial	A public or commercial parking lot or structure providing parking either for free or for a fee. Does not include towing impound and storage facilities.
4. Transportation Terminal	A public or commercial site or structure providing access via water ferry or aviation, such as helicopter, to transport people or goods to a mainland location. Parking facilities either for free or for a fee may be included.
5. Waste Management Facility: Community Waste Collection and Recycling	A site, location, tract of land, or building that may be used for the purpose of collecting all types of residential waste and recyclables that are generated off site" in the local community to be transported by public or private companies to a waste recycling
6. Waste Management Facility: Regional Waste Transfer and Recycling	A site, location, tract of land, or building that is used for the purpose of transferring solid wastes and recyclables that are collected from residential, commercial, and Community Waste Collection and Recycling Facilities" prior to being transported to a solid waste disposal or resource recovery facility. Also includes facilities for separating and sorting recyclable materials from the waste stream. "
7. Waste Management Facility: Regional Waste Disposal and Resource Recovery	Disposal uses including sanitary landfills, construction waste and debris landfills, sludge disposal or storage; and resource recovery facilities, excluding disposal of industrial or radioactive waste materials.
8. Wireless Communications Facility	Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

TABLE 1.4.20.A CONSOLIDATED USE TABLE: INDUSTRIAL

INDUSTRIAL									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Manufacturing, Processing and Packaging - Light (less than 15,000 SF)	---	C	---	---	S	P	P	P	NA
2. Manufacturing, Processing and Packaging - Light (greater than 15,000 SF)	---	S	---	---	S	S	S	S	NA
3. Manufacturing, Processing and Packaging - Heavy	---	---	---	---	---	---	---	---	NA
4. Mining and Resource Extraction	---	S	---	S	S	S	S	S	NA
5. Outdoor Maintenance/Storage Yard	---	S	---	S	S	S	S	S	NA
6. Salvage Operations	---	---	---	---	---	---	---	---	NA
7. Warehousing	---	---	---	---	S	S	P	P	NA
8. Wholesaling and Distribution	---	---	---	---	S	S	P	P	NA

Notes:

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- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

TABLE 1.4.30.A LAND USE DEFINITIONS: INDUSTRIAL

Industrial

This category encompasses land uses that provide various industrial uses.

Land Use Type	Definition
1. Manufacturing, Processing, and Packaging – Light:	A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing uses include: artisan / craft product manufacturing; clothing and fabric product manufacturing; furniture and fixtures manufacturing, cabinet shop, media production, photo/film processing lab not accessory to a retail business, printing & publishing, food preparation and packaging, winery, micro-brewery.
2. Manufacturing, Processing, and Packaging – Heavy	A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. Examples of heavy manufacturing uses include the following: chemical product manufacturing; concrete, gypsum, and plaster product manufacturing; glass product manufacturing; paving and roofing materials manufacturing; petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries; pulp and pulp product manufacturing; textile and leather product manufacturing; food products manufacturing.
3. Mining & Resource Extraction	Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted.
4. Outdoor Maintenance/ Storage Yard	An outdoor storage area for large equipment, vehicles, and/or other materials used by a public agency or a general or specialty contractor; lumberyards; and other industrial outdoor storage uses, excluding salvage operations. May include an accessory office.

Industrial (Continued)

5. Salvage Operations	Any land or structure used for storing, dismantling, reconditioning, collecting, purchasing or selling of scrap metal or other discarded goods and materials, including the collection, dismantlement and salvage of two or more inoperative vehicles, boats, trucks, or other types of machinery or equipment.
6. Warehousing	Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include mini-storage facilities offered for rent or lease to the general public (see "Residential Storage Facility") or warehouse facilities primarily used for wholesaling and distribution (see "Wholesaling and Distribution").
7. Wholesaling and Distribution	An establishment engaged in selling merchandise in bulk quantities to retailers; to contractors, industrial, commercial, agricultural, institutional, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

Division 2.1: Developments Within Rural Areas

Sections:

- 2.1.10 Purpose
- 2.1.20 Applicability
- 2.1.30 Small Lot Cottage Court Subdivisions
- 2.1.40 Family Compound Standards

2.1.10 Purpose

The purpose of this Division is to:

- A. Provide standards for the subdivision of rural lands on Daufuskie Island that maintain the character and heritage of the rural lands while allowing to opportunity to provide for small dwellings in a Cottage Court design in Cluster Compounds to provide for affordable housing and housing that will allow the elderly to remain on Daufuskie Island.
- B. Allow long-time rural residents to protect a traditional way of life and provide affordable housing for family members that in turn helps stabilize and preserve the Island's traditional rural communities.

2.1.20 Applicability

The standards found in this Division apply to zones and subzones within DI-2R district of Transect 2 on Daufuskie Island.

2.1.30 Small Lot Cottage Court Subdivisions

A. **Intent.** The rural small lot subdivision is designed to allow landowners of rural lots greater flexibility to subdivide land that is generally not allowed to be subdivided under this Development Code because of the density limitations in the DI-2R Zone to provide for Cluster Compound developments.

B. Applicability.

1. Use of the rural small lot cottage court subdivision option is limited as identified in Table 2.1.30.A and cannot be transferred to any other parcel.

C. **Minimum Development Standards for Rural Small Lot Cottage Court Subdivisions.** Rural small lot cottage court subdivisions shall comply with the following:

1. **Minimum Lot Size.** Minimum lot size for by-right lots is one quarter of an acre.

1. **Parent Parcel.** The parent parcel constitutes the total site.

2. **By-Right Lots**

The number of by-rights lots allowed in a rural small lot subdivision is established in Table 2.1.30.A.

Restrictions on Future Subdivisions. A note shall appear on all plats for rural small lot cottage court subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall comply with the density requirements in underlying zone.

Table 2.1.30.A

TABLE 2.1.30.A	
Small Rural Lot Subdivisions	
Parcel Size (in acres)	Maximum Number of "By-right" Lots
1	2
2	4
3	6
4	8
5	9
6	10
7	10
8	10
9	10
10	10
Greater than 10	one lot per acre

2.1.40 Family Compound Standards

Family compounds shall comply with the following standards:

- A. **Fifty (50) Years of Ownership.** A single member of the family, multiple members of the family, or an unbroken succession of family members shall own a family compound property for no less than 50 years. All owners of the property shall request the family compound.
- B. **Familial Relationship of those Receiving Property and/or Dwelling Unit.** The person(s) for whom the family dwelling units are built, and/or the property subdivided shall be related to the owner of the property by blood, marriage, or adoption.
- C. **Property May be Subdivided.** Family compounds shall be developed, and the dwelling units built, or the family compound property may be subdivided and conveyed by the landowner to a family member to build a dwelling unit. Family compounds that are subdivided are limited to the maximum number of units without clustering shown in Table 2.7.40.A.
- D. **Family Compound Design.** The family compound shall be designed as follows:
 - 1. Lots or dwelling units may be designed in a conventional form, or as a traditional cluster. For the purposes of this Section, traditional cluster means there must be a minimum of two dwelling units on the parcel and the average distance between dwelling units is no greater than 50 feet.
 - 2. The maximum density that may be achieved on family compounds is outlined in Table 2.1.40.A (Maximum Densities of Family Compounds). This maximum density includes dwelling units and accessory dwelling units.
 - 3. For family compounds that are clustered:
 - a. There is no minimum lot area;
 - b. The minimum separation between dwelling units is 15 feet; and
 - c. A land development plan shall be submitted for approval. See Section 7.2.60 (Land Development Plan). The land development plan shall be drawn to scale and clearly indicate all property lines and the location of all existing and proposed structures.
 - 4. For family compounds that are not clustered the minimum lot area is one-half acre.
- E. **Family Compound Design.** Family compounds that are subdivided shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each lot.

F. Septic Systems and Reserve Areas. No family dwelling unit shall be built unless the appropriate agency has determined that septic systems and reserve areas in the family compound are sufficient to serve all units in the compound.

G. Leasing. No family dwelling unit shall be leased for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.

H. Conveyance of Land Approved as Family Compound. No portion of a tract of land approved as a family compound in accordance with this Section shall be conveyed for five years from the date of approval of the family compound unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:

1. Be recorded on the plat of the property, on the plats of any property subdivided and conveyed by the landowner(s) under this Section, and in a database accessible to county staff.
2. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
3. Not operate to prohibit sale by the county of the entire tract or a portion of it for nonpayment of property taxes.

I. Affidavit Required. Applicants must submit a sworn affidavit recorded in the Register of Deeds Office with the following information:

1. There has been no intentional misrepresentation during the application process;
2. There shall be no lease of a family dwelling unit to a nonfamily member within five years of approval; or
3. There shall be no conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five years of approval.

J. Violations and Enforcement.

1. A violation of this section shall consist of the following:
 - a. Intentional misrepresentation during the application process;
 - b. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - c. Conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five years of approval.
2. Penalties may be waived by the Director if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a dwelling unit under this section.

3. Until the violation has been addressed in accordance with Article 9 (Enforcement), the Director shall not permit additional dwelling units on the family compound or further subdivision under this section in the violator’s family compound.
4. As a condition of approval, the applicant and the person(s) for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing any violations of this section and applicable penalties.
5. A violation shall not have the effect of clouding the title of a parcel subdivided under this Section.

Table 2.1.40.A

TABLE 2.1.40.A		
Maximum Densities of Family Compounds		
Minimum Site Area (in acres)	Maximum Number of Units (with clustering)	Maximum Number of Units (without clustering)
up to 1.99	4	3
2	8	4
3	10	6
4	12	8
5	14	10
6	16	12
7	17	13
8	18	14
9	19	15
10	20	16
Greater than 10	1.6 units per acre	1.2 units per acre



*THE
DAUFUSKIE
ISLAND
PLAN*

*Executive
Summary*

May, 2018;



EXECUTIVE SUMMARY

The Daufuskie Island Comprehensive Plan is the guide outlining the vision for the future of the Island and includes 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 Daufuskie Island Comprehensive Plan was completed within the framework of the state planning requirements and in full coordination with Beaufort County. The Daufuskie Island Council Subcommittee served as the Project Advisory Committee, or Steering Committee, for the plan update and provided guidance and direction on the plan development. Members of the Council subcommittee include both members of the Council as well as members of the community.

The planning process included the following tasks:

- Public and Community Participation and Input
- Review of Existing Plans
- Development of Vision, Goals and Priorities
- Development of Existing Conditions for Each Plan Element
- Identification of Needs and Opportunities for Each Plan Element
- Identification of Character Areas and Development Strategies
- Development of the Work Program

Community involvement and coordination provides the foundation for the plan and it was developed with significant public participation efforts and extensive community input. Coordination meetings were held with Beaufort County Planning staff and presentations were made to the appropriate Beaufort County Commission Committees to provide updates on the progress of the plan development.

The process included four public workshops and an additional public meeting. All Project Advisory Committee meetings were open to the public and were very well-attended by members of the community. There were eight committee meetings held throughout the process held at significant milestones. Two community surveys were administered and were accessible on line, as well as through hard copy.





Through the public workshops, surveys, and input received from the Project Advisory Committee, a vision for Daufuskie Island was developed. The vision states:

"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."

Through community input, goals and priorities were also identified, along with the elements that are the major contributors to the Island's community character. The goals and priorities identified through public input include, in no priority order:

- 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

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

Building on the existing conditions on the Island for each of the plan elements, needs, issues and opportunities were identified through the public participation process. Work Program action items were identified and focused to achieve the overall Island vision and goals identified through the process.

Daufuskie Island is unique in that it is an unincorporated area that is governed by Beaufort County. The Daufuskie Island Council is an elected body to provide input to the Beaufort County Council on behalf of the Island community. The Daufuskie Island Council has had a committee structure to address issues and coordinate with the County. With no governmental structure or funding in place, the committee structure of the Island Council has





been identified as leaders in implementing these action steps. The recommendation of the plan is to restructure these committees into standing committees, which focus on their previous areas of interest, or an expanded/combined area. One new committee has been recommended. The existing committee structure and the recommended 2018 committee structure is shown below.

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. 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. 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
ECONOMIC DEVELOPMENT COMMITTEE			
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
COMMUNITY FACILITIES AND ASSETS COMMITTEE			
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
PLAN IMPLEMENTATION COMMITTEE			
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
TRANSPORTATION COMMITTEE			
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
CULTURAL/HISTORIC/NATURAL PRESERVATION COMMITTEE			
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 Palmetto Trust for Historic Preservation, Daufuskie Island Historical Foundation and other interested parties 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
COORDINATION COMMITTEE			
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
RESOURCE DEVELOPMENT AND GRANTS COMMITTEE			
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





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.



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.

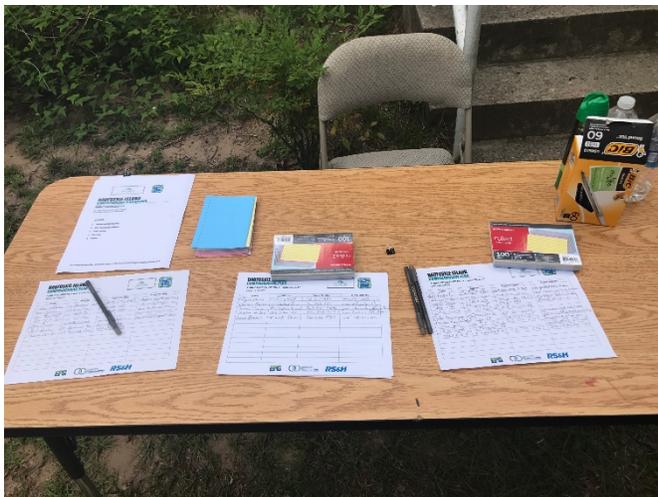
TABLE 1. DAUFUSKIE ISLAND COUNCIL SUBCOMMITTEE/PLAN PROJECT ADVISORY COMMITTEE MEMBERS

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 29th. 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 2nd. Originally scheduled for August 28th, 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 16th 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 27th.

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 1st through December 12th. 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 27th and at the Daufuskie Island Council meeting on December 28th. 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"> • Preserve land • Promote traditional development patterns
Ferry Service
<ul style="list-style-type: none"> • Improve service • Establish intense development around ferry embarkation sites
Island Transportation
<ul style="list-style-type: none"> • Improve transportation in a contextual manner
Tourism and Wayfinding
<ul style="list-style-type: none"> • Improve wayfinding infrastructure • Cross-promote tourism interests
Housing
<ul style="list-style-type: none"> • Increase opportunities for obtainable housing
Historic Resources
<ul style="list-style-type: none"> • Heighten historic preservation • Heighten land conservation efforts
Civic Sites
<ul style="list-style-type: none"> • Create small gathering spaces • Create significant civic spaces
Economy
<ul style="list-style-type: none"> • Expand the economy • Promote additional means of economic control and oversight
Sustainability
<ul style="list-style-type: none"> • Establish sustainable benchmarks and targets

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

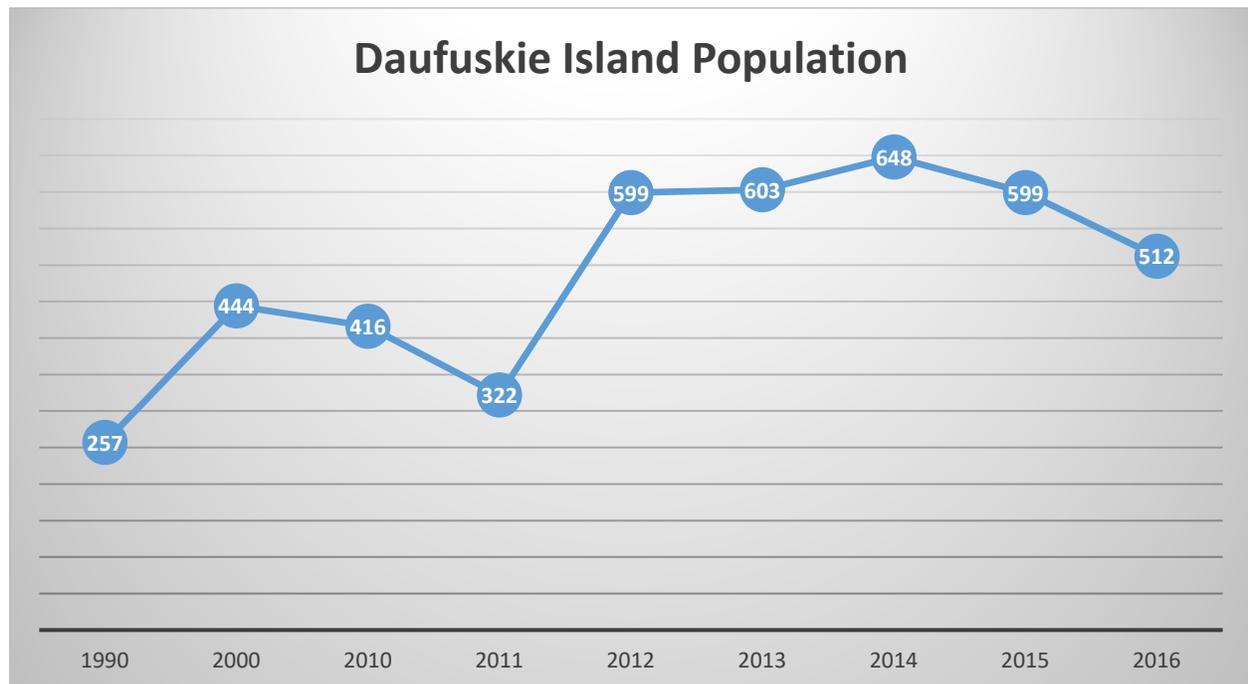
CHAPTER 4: EXISTING CONDITIONS

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%



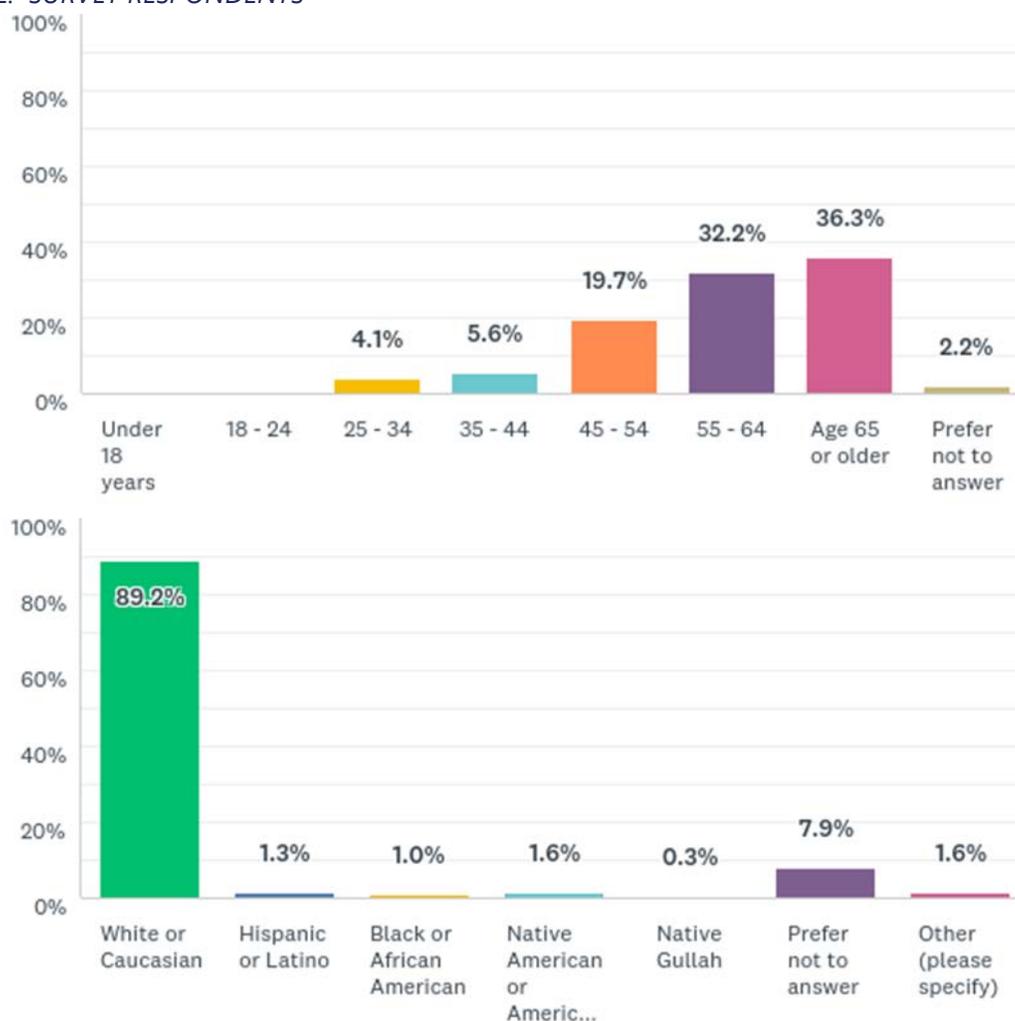
60 to 69 years	23.8%	25.8%	21.9%
70 to 79 years	39.7%	35.2%	44.1%
Over 80 years	9.7%	12.5%	7.0%

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

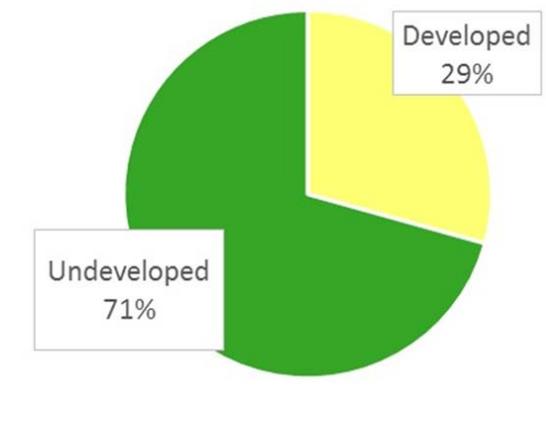
estimated “build-out” condition for the Island, excluding the Planned Unit Developments (PUDs) of Haig Point, Melrose, Oak Ridge and Bloody Point. These PUDs are subject to their approved densities. There are currently a total of 1,891 undeveloped parcels on the Island, of which 735 parcels are outside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

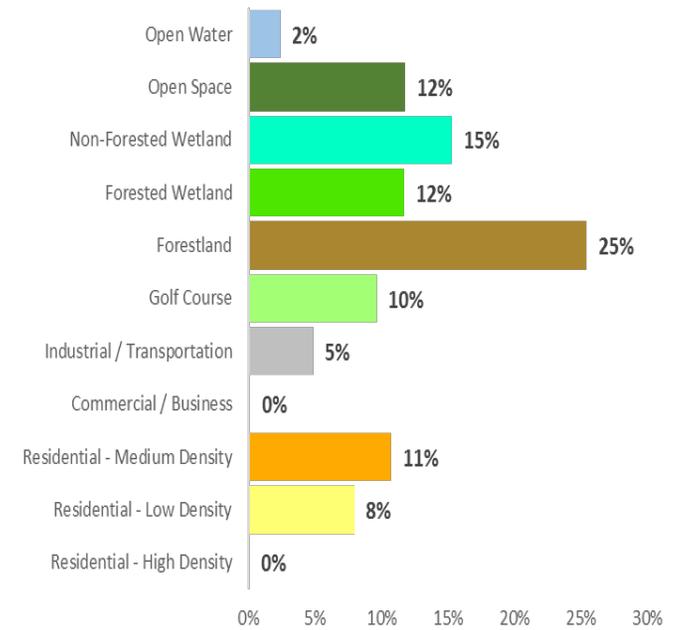
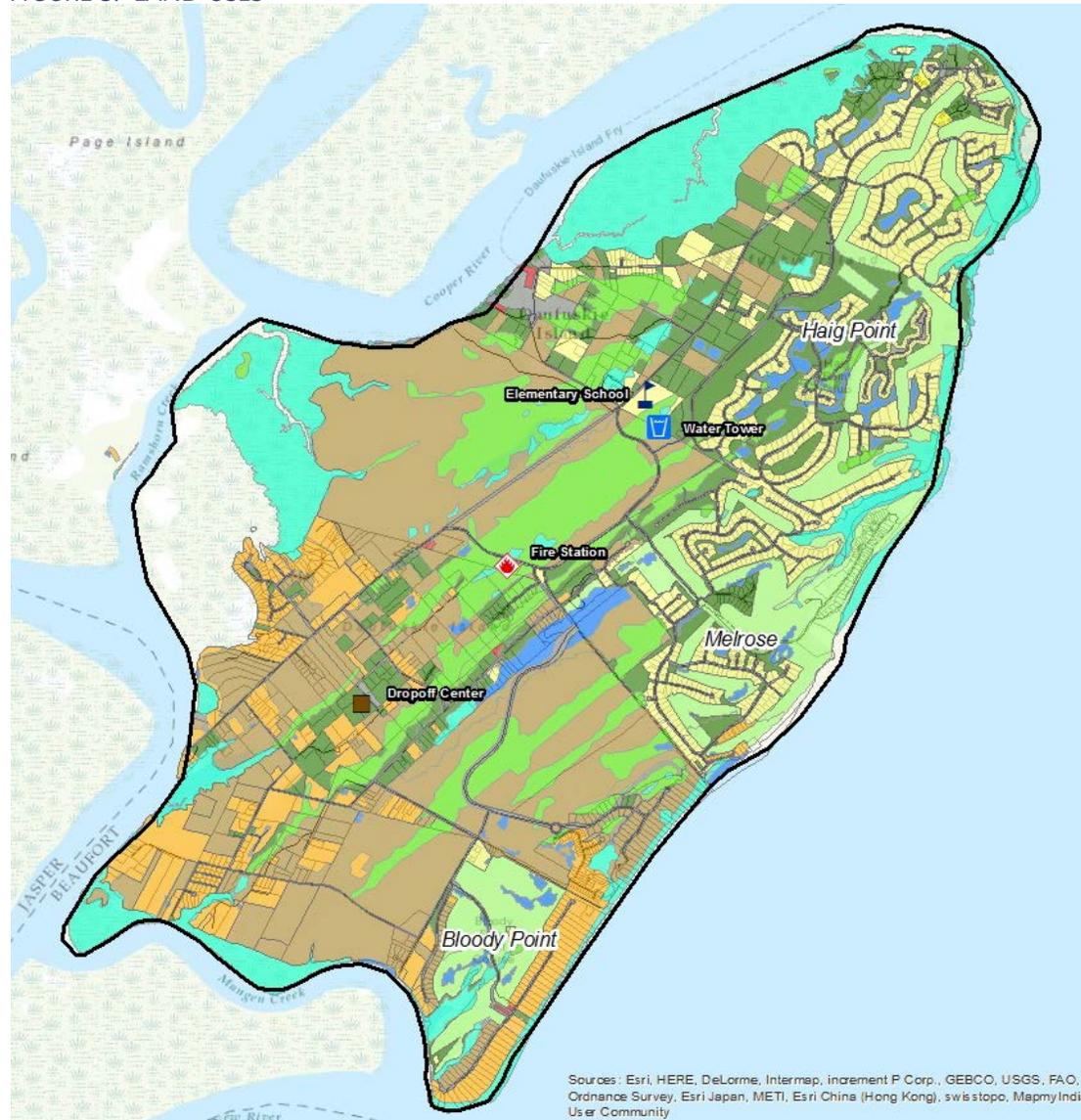


Another important element of the natural ecosystem is the beach which extends along the eastern side of the Island. The beach and dune system typically serve to protect the inland areas from high seas, waves and hurricanes. However, the beach system has sustained damage from Hurricane Matthew (2016)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



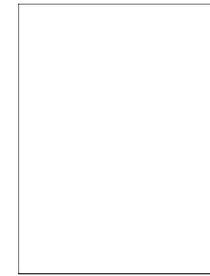
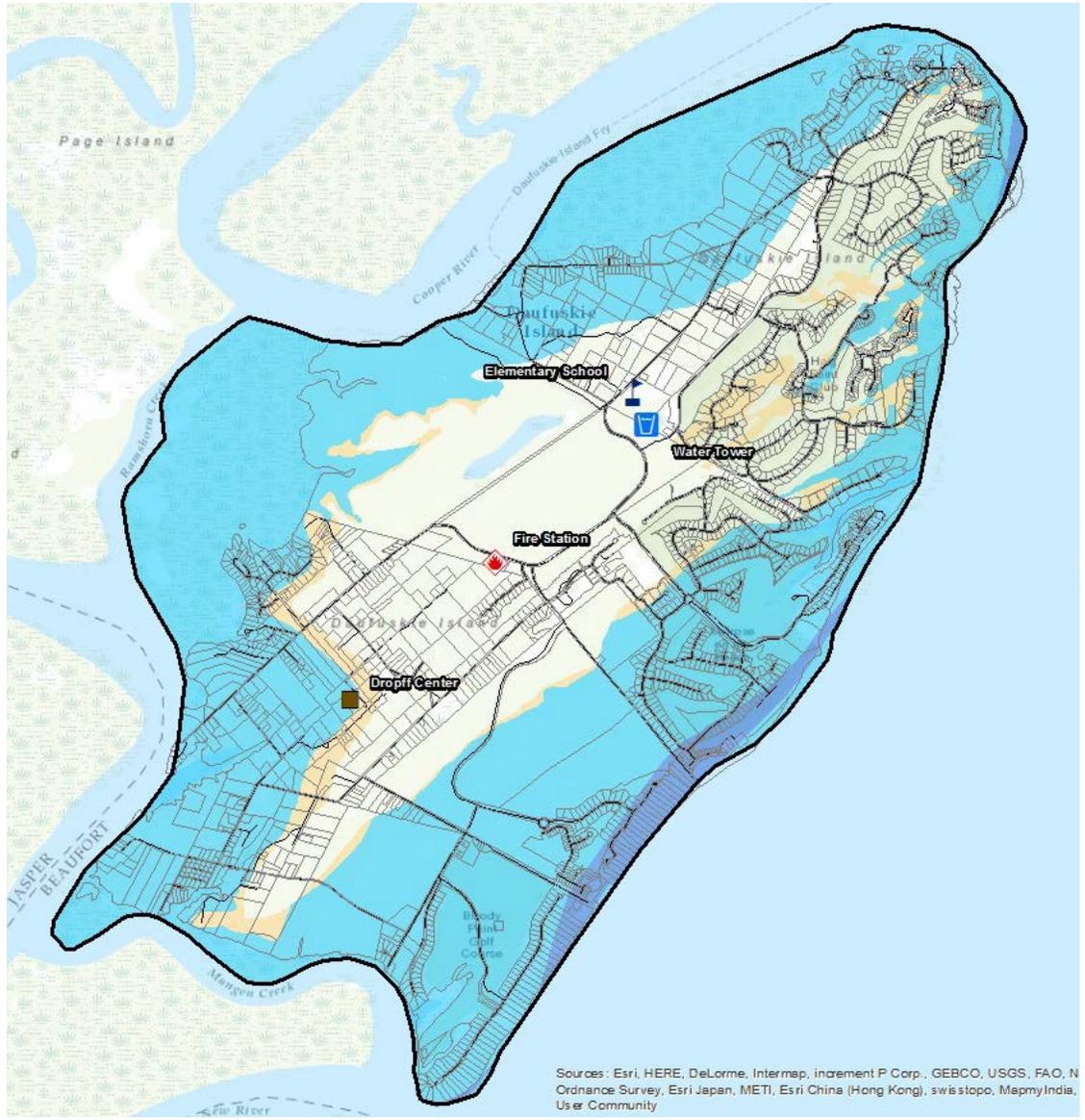
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, N
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia,
User Community

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.

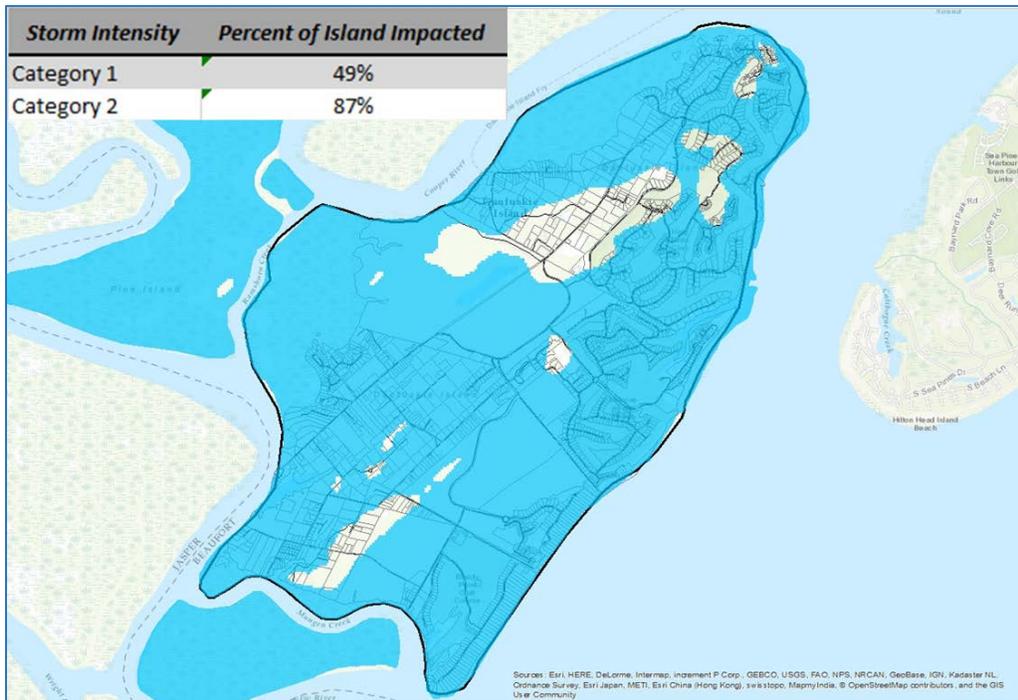
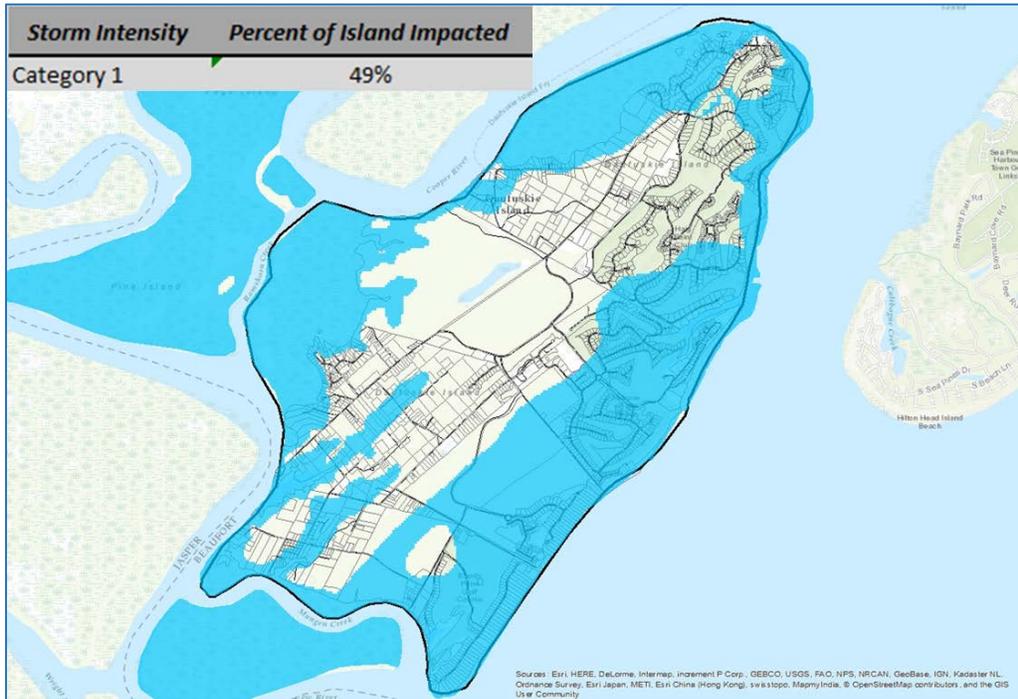
FIGURE 6. FLOOD HAZARD AREAS

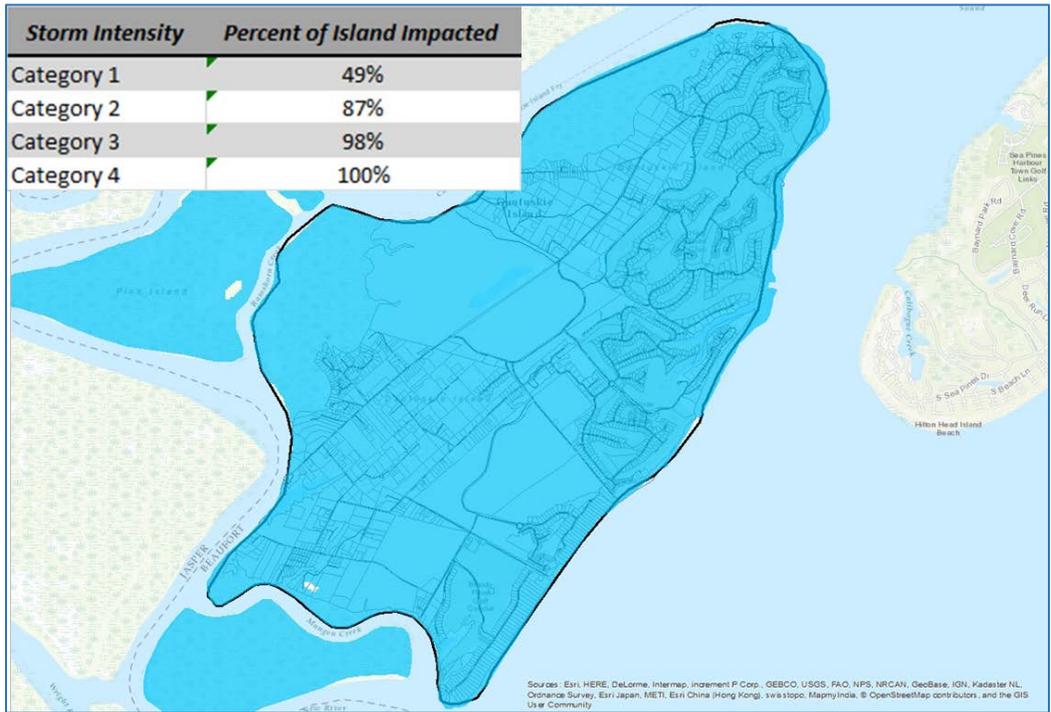
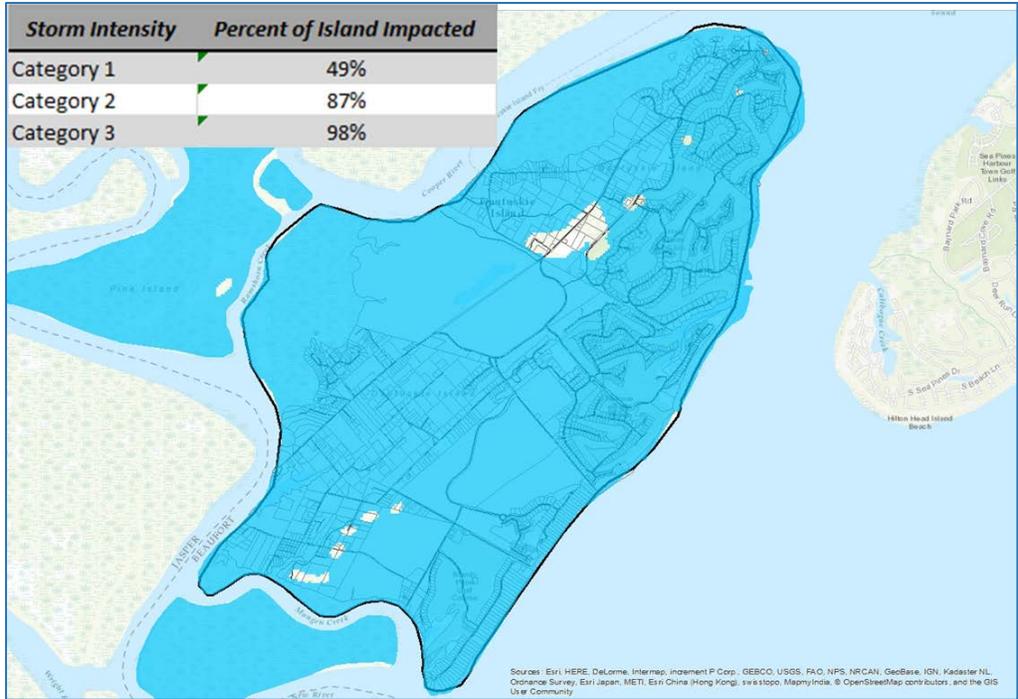


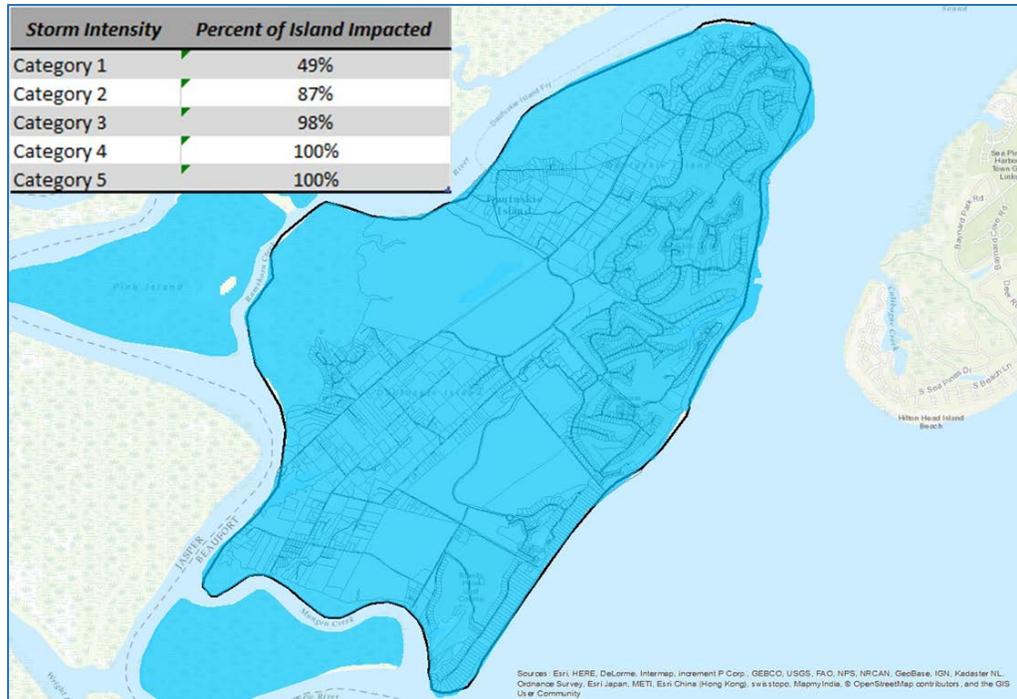
Flood Zones

<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



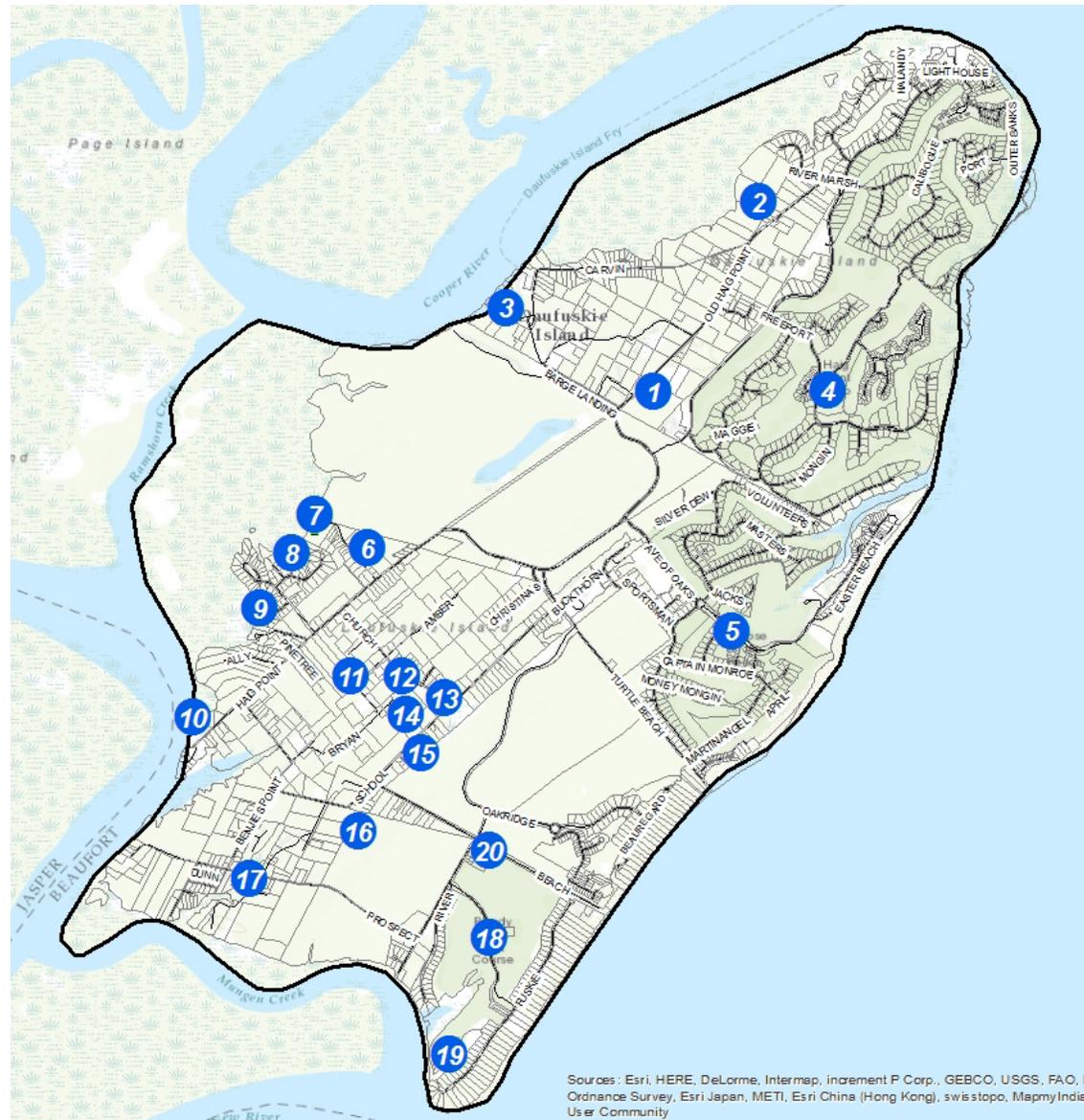
- Mt. Carmel Baptist Church
- Janie Hamilton School
- First Union African Baptist Church
- Mary Fields School
- Oyster Society Hall
- Cemeteries

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 UNITES - 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%

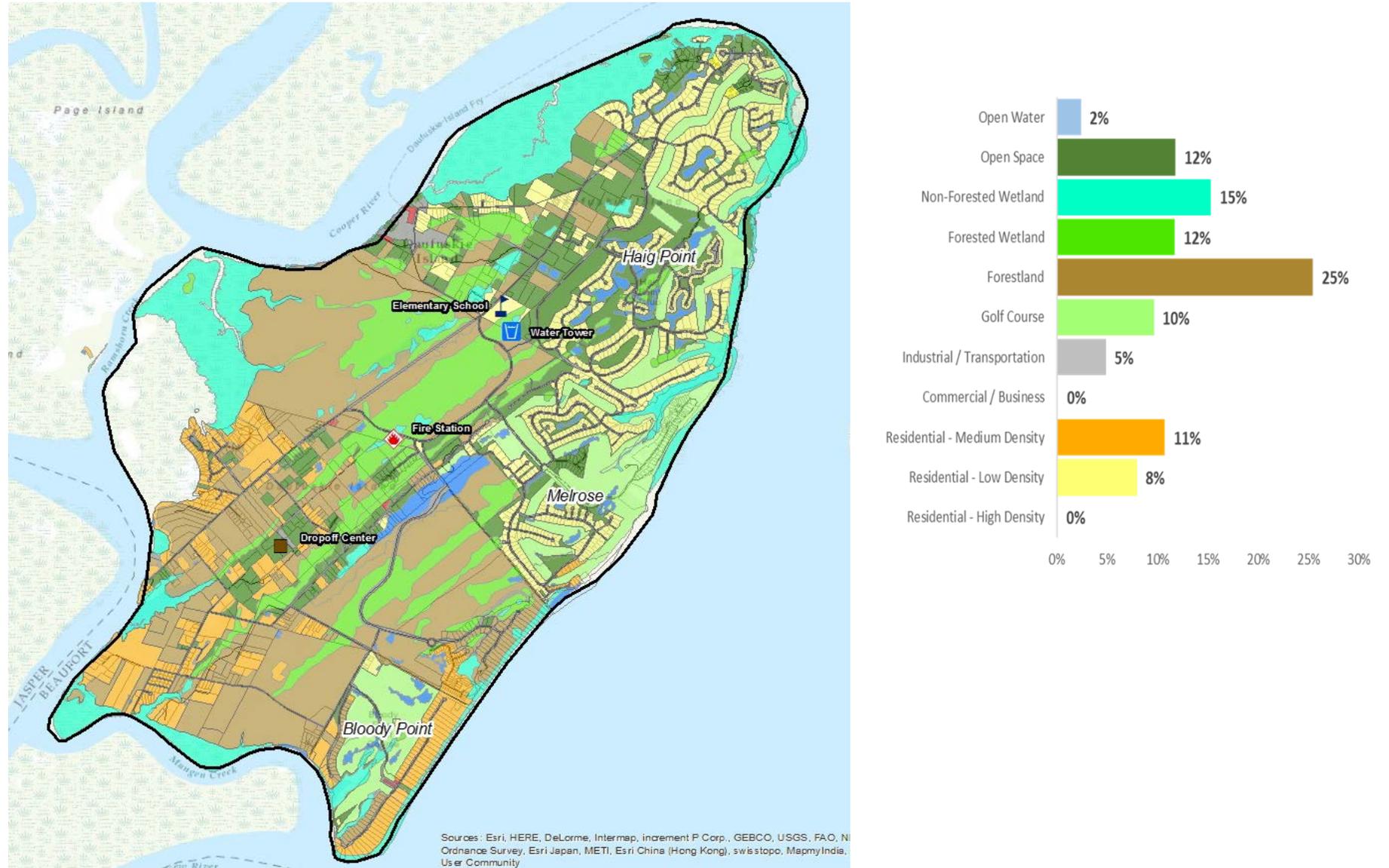
Source: 2010 US Census

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.



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

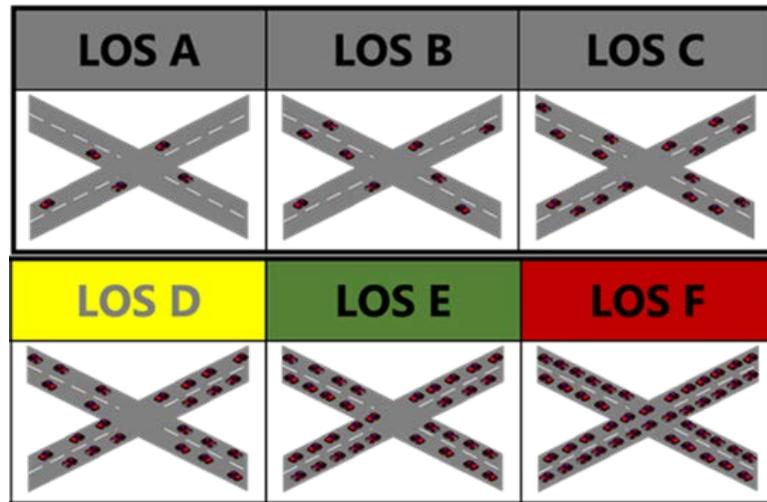
Paved Roadways	
Roadway	Length (in miles)
Haig Point Road	2.72
Cooper River Landing Road	0.70
Total Paved Roadways	3.42

Unpaved Roadways			
Roadway	Length (in miles)	Roadway	Length (in miles)
Freeport Road	0.21	Benji's Point Road	0.86
Carvin Road	0.90	Prospect Road	1.28
Old Haig Point Road	0.87	Pappy's Landing Road	0.78
Church Road	0.61	Beach Road	1.10
Turtle Beach Road	1.08	Frances Jones Road	0.25
School Road	1.58	Maryfield Road	0.23
Total Unpaved Roadways		9.75	

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





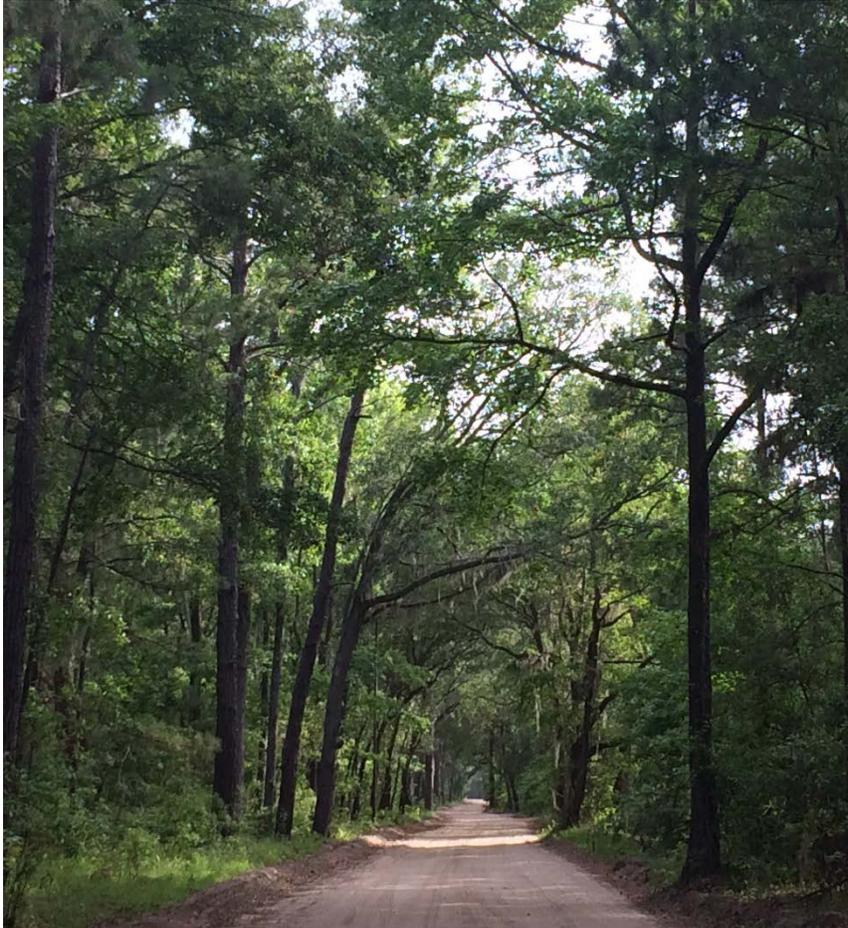
leaves Broad Creek at 10:30 am and 3:30 pm Tuesdays through Fridays and departs Freeport Marina at 11:30 am and 4:30 pm Tuesdays through Fridays. On Saturdays, the service leaves Hilton Head at 11:00 am and 4:00 pm and departs Freeport at noon and 5:00 pm.

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.

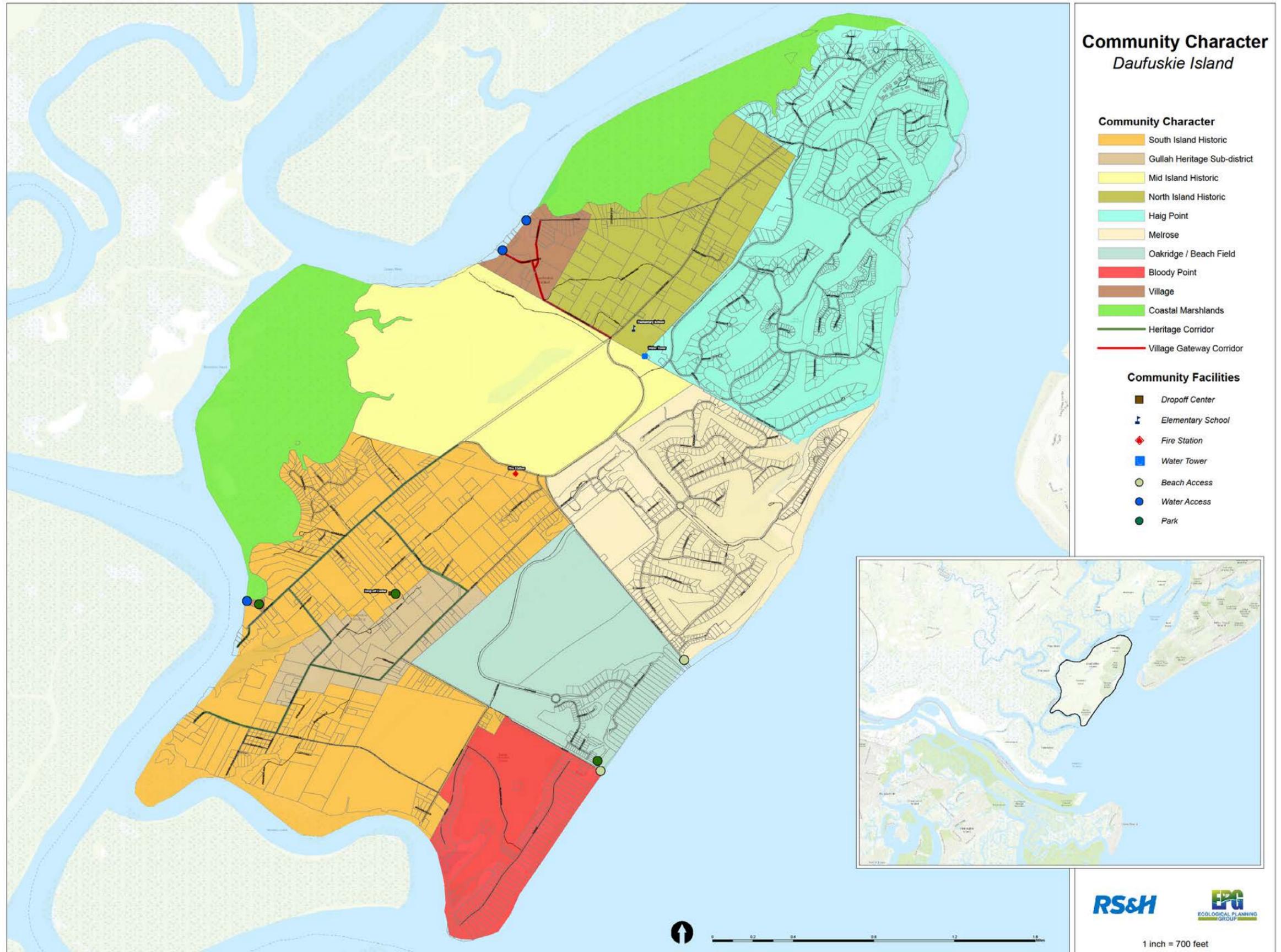


Table 15 shows each of the character areas along with the current zoning districts, including their general purpose and permitted uses.

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
ECONOMIC DEVELOPMENT COMMITTEE			
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
COMMUNITY FACILITIES AND ASSETS COMMITTEE			
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
PLAN IMPLEMENTATION COMMITTEE			
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
TRANSPORTATION COMMITTEE			
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
CULTURAL/HISTORIC/NATURAL PRESERVATION COMMITTEE			
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
COORDINATION COMMITTEE			
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
RESOURCE DEVELOPMENT AND GRANTS COMMITTEE			
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 29th

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 29th 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

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

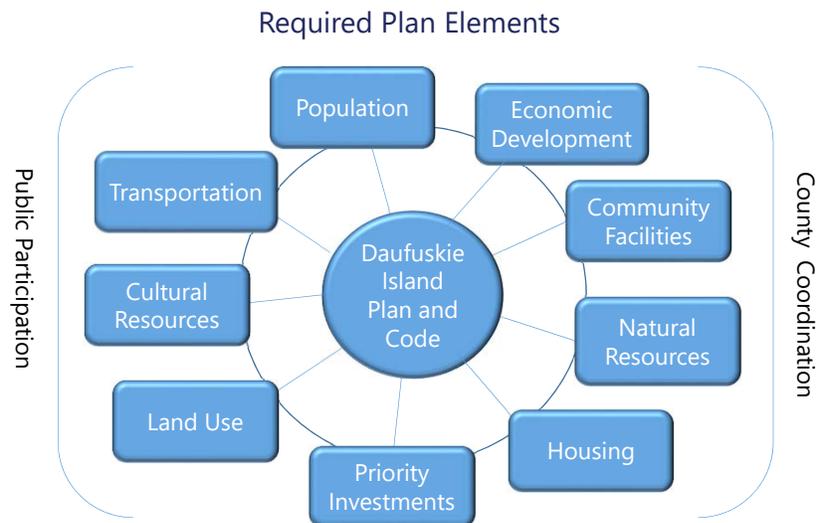
- » Daufuskie Island Council Initiative
 - Deborah Smith, Chair, Committee on the Daufuskie Island Plan and Code
 - Darnell Brawner, Council Member
 - Sallie Ann Robinson, Council Member
 - John Schartner, Council Member
 - Leeann Coulter, Public Member
 - Martha Hutton, Public Member
 - Andy Mason,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

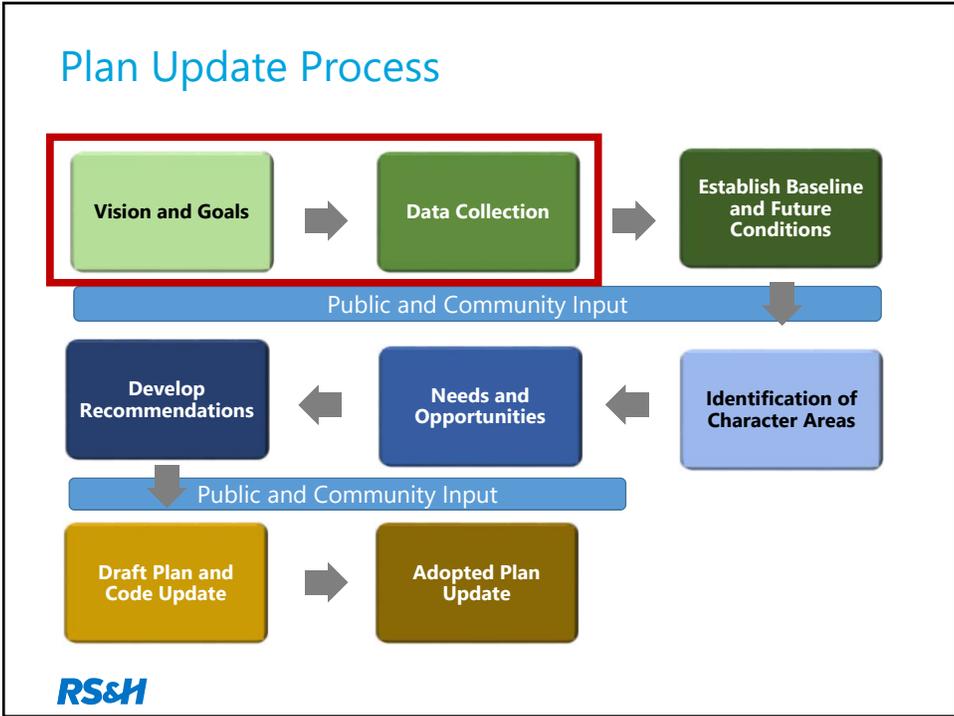
- » Council Committee serves as the Project Advisory Committee



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**

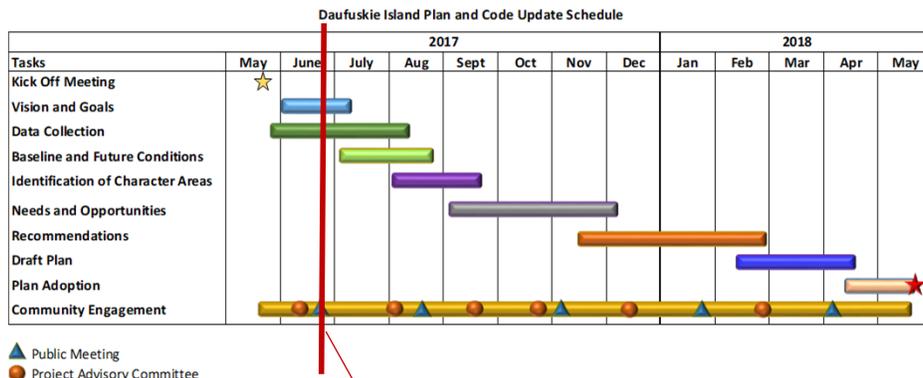
Public Involvement/Participation

- » 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*

RS&H

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.”*

RS&H

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



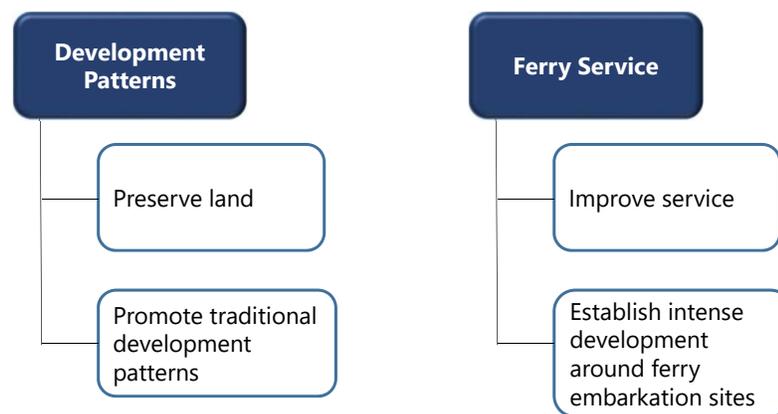
Other Plans: Addendum 7/10/17

» 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

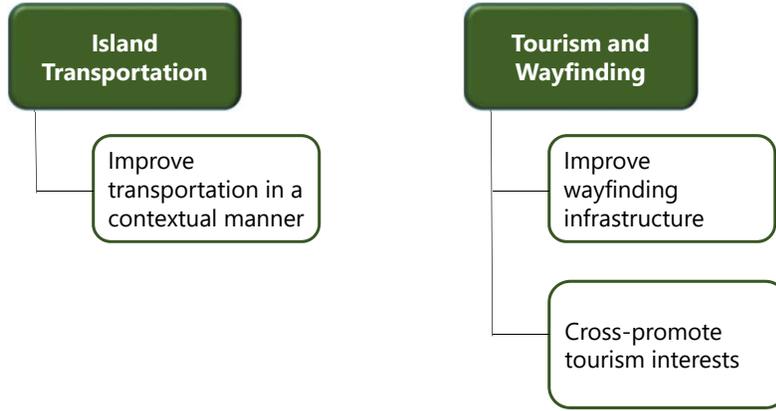
RS&H

Daufuskie Island Plan



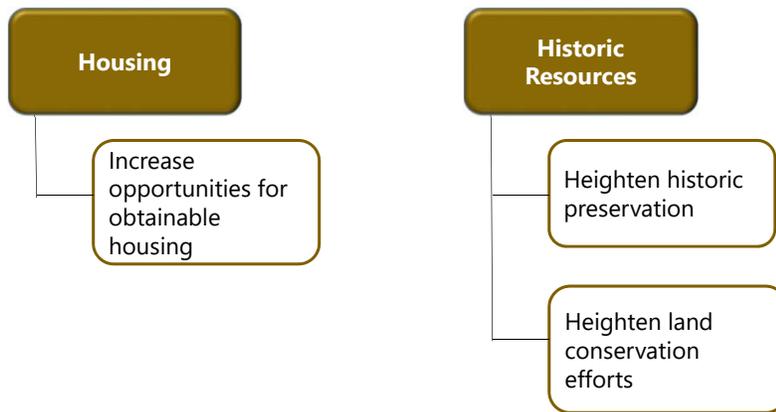
RS&H

Daufuskie Island Plan



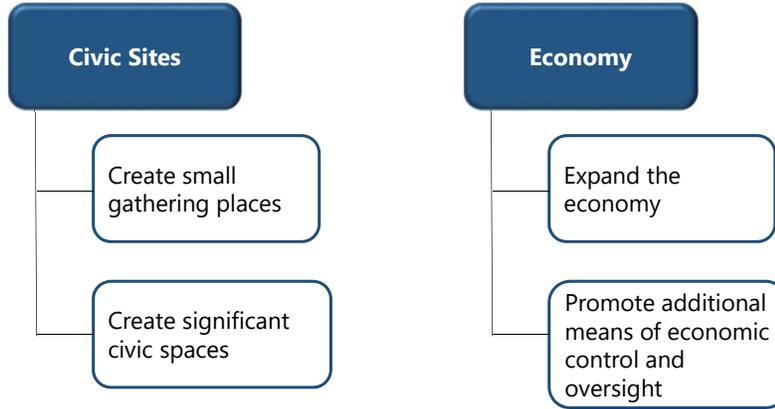
RS&H

Daufuskie Island Plan

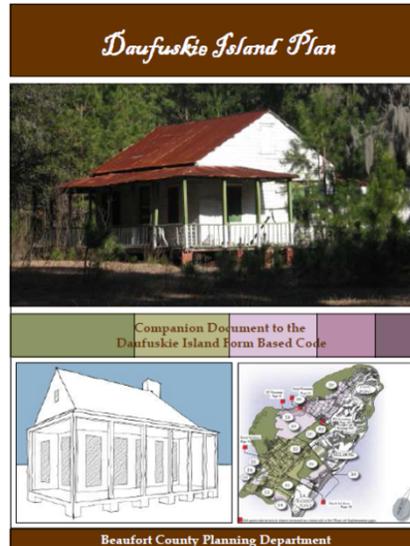
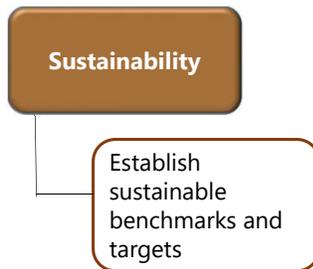


RS&H

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 stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community. We will also ensure that our growth does not exceed the Island's carrying capacity. We will foster a vibrant, year-round economy 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 promote Tybee Island as a family-friendly, four season vacation destination, while enhancing the distinctive atmosphere of our Island life.</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 enhance the existing character of the island as a quality place to live, and protect the environment both on and around the island, must be taken to guide development and preserve the quality of life for generations to come.</p>
<p>Key West, FL</p>	<p>Our mission is to protect our natural and built environment and honor our local heritage and cultural identity with citizens actively engaged in the life of our neighborhoods and community. Together we shall promote ongoing redevelopment of a sustainable economy, quality of life, 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 maintain its character as a small town occupied year round, with an economy that accommodates intensive tourism during the summer. The town will promote limited, planned growth, encourage the provision of affordable housing, 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 encourages new building and redevelopment alike respect and maintain their compatibility 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 minimize the threat to the natural environment or public health, safety, and welfare, and maximize the protection of the Apalachicola Bay, while respecting individual property rights.</p>
<p>St Marys, GA</p>	<p>The City of St. Marys goals are to maintain our welcoming, small-town community atmosphere as a Georgia gateway and destination; and to remain committed to investing in our natural and cultural resources while proactively planning for continued myriad growth opportunities. Our priorities include: creating an open and engaging community that is committed to improving quality of life through expanding opportunities for economic development and implementing policies that will foster sustainable growth.</p>

EXAMPLE VISION STATEMENTS: ISLANDS ACCESSIBLE ONLY BY BOAT

<p>Bald Head Island, NC 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 living in harmony with nature while being supportive of activities and services necessary to enhance the quality of life on the island.</p>
<p>Mackinac Island, MI Yr. Round Pop: 489 Area: ~4 sq. mi. Private ferry operators</p>	<p>Maintain a high quality of life for both present and future island residents; preserve the physical, social, environmental, historical and cultural characteristics of the island; guide new development in a manner that conserves natural features, protects environmentally sensitive areas, and meets the long term needs of the community while recognize land owners’ rights to reasonable use of their land; balance the rate of land development with the available public facilities, services and infrastructure.</p>
<p>Avalon, CA (Catalina Island) Yr. Round Pop: 3,802 Area: ~ 3 sq. mi. (Village) ~ 76 sq. mi. (Isl.) (85% in Conservancy) Private ferry operators</p>	<p>Maintain a population size, both residents and visitors, that is consistent with the natural resources, public service and other factors while continuing to attract, accommodate and satisfy tourists upon which the local community is dependent; maintain and enhance the unique ecology and environmental features; Exemplify environmental awareness and stewardship; provide services to all type of visitors and maintain the sense of place that is the draw for tourists and residents alike.</p>
<p>Little Gasparilla Island, FL 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. Quiet, peaceful and uncrowded, the island is an informal, yet cooperative collection of residents who cherish the breathtaking beauty of their unique island home and easy-going lifestyle. The island combines history, nature and individuality.</p>
<p>Anderson Island, WA 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. 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. Residential and commercial development is designed to integrate into the natural surroundings and infrastructure and services supports a diversity of resident’s needs.</p>
<p>Guemes Island, WA Yr. Round Pop: 605 Area: ~ 8 sq. mi. Skagit Co. operated ferry</p>	<p>To allow growth that will conserve the island’s groundwater resources, rural character, and sense of community. Rural character includes both the amenities of the natural environment and the lack of urban-scale development and applies the non-visual aspects of rural life, including self-sufficiency, sense of community and mix of land uses.</p>
<p>Nantucket, MA Yr. Round Pop: 10,000 Area: ~ 49 sq. mi. (40% Cons.) State and private ferries</p>	<p>To create and sustain a healthy community, one whose residents have stability and security with resources protected 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														
Total Votes	66		18		18		18		12		18		7		7

Public Meeting # 1: 6/29/17



Public Meeting # 1: 6/29/17



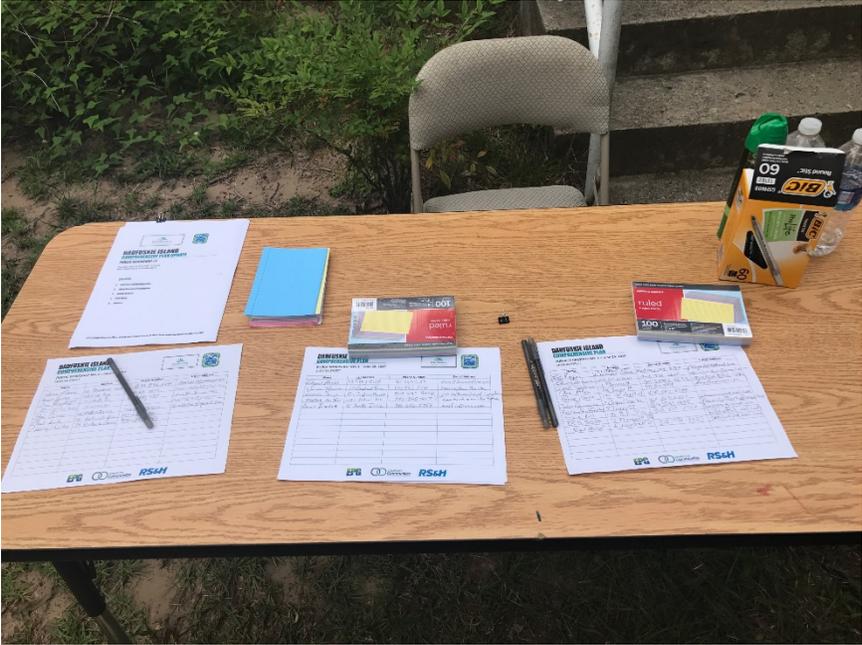
Public Meeting # 1: 6/29/17



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

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

BEACHES

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



**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

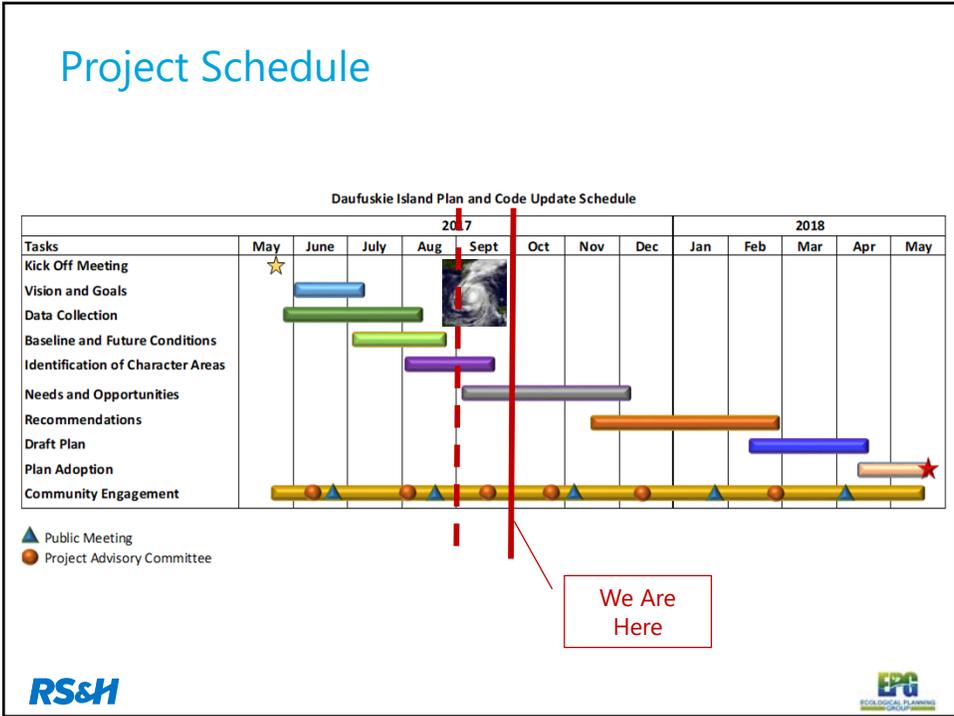
- » Data collection

- » Establish existing conditions

- » Finalized Vision Statement



Project Schedule



SURVEY RESULTS



Public Survey Review

The survey was available to the public for approximately one month

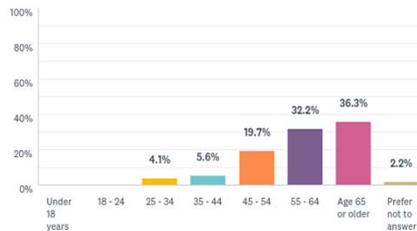
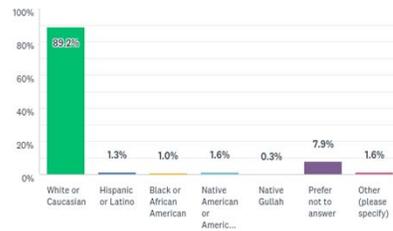
- » Survey went live on July 25, 2017
- » Survey was closed August 24, 2017
- » Total 368 participants (including paper copies)
- » Total of 314 complete responses



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
TOTAL	356

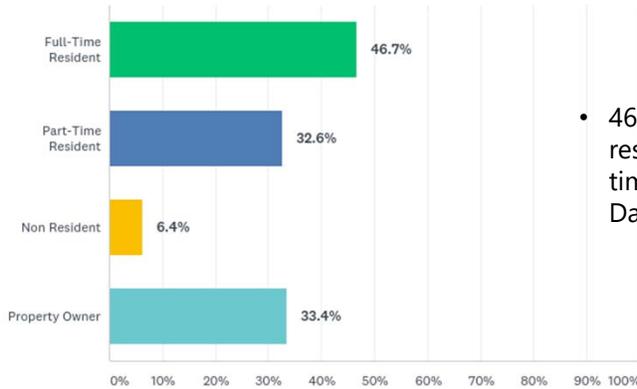


- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older



Public Survey Results

What is your status on Daufuskie Island?

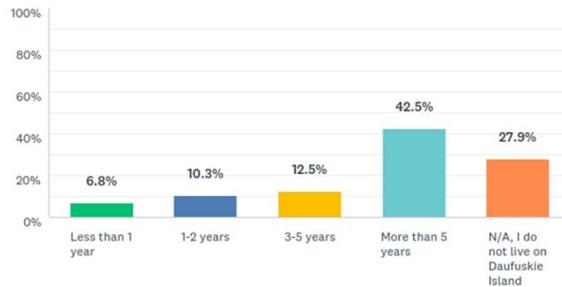


- 46.7% of respondents are full-time residents of Daufuskie Island.



Public Survey Results

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

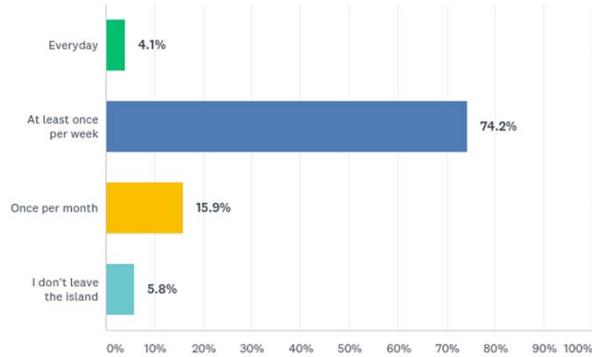


- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year



Public Survey Results

How often do you travel between the island and mainland?

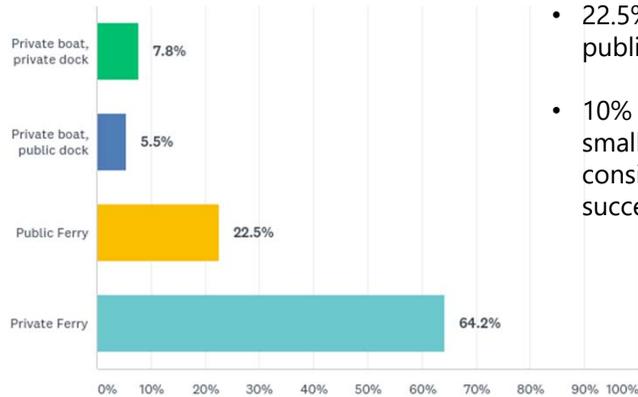


- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.



Public Survey Results

How do you typically access the island?

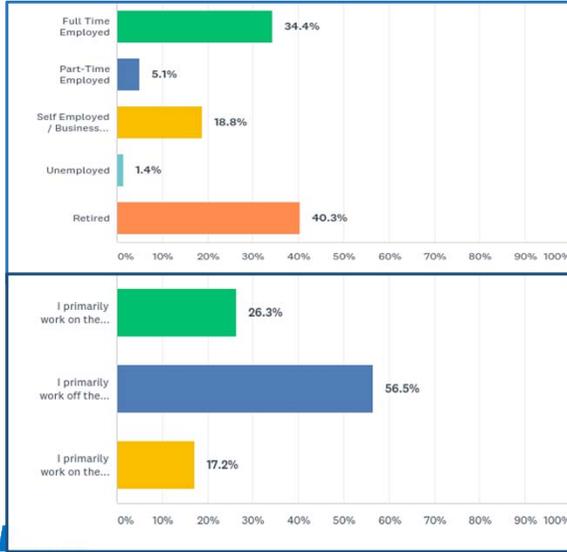


- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful



Public Survey Results

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

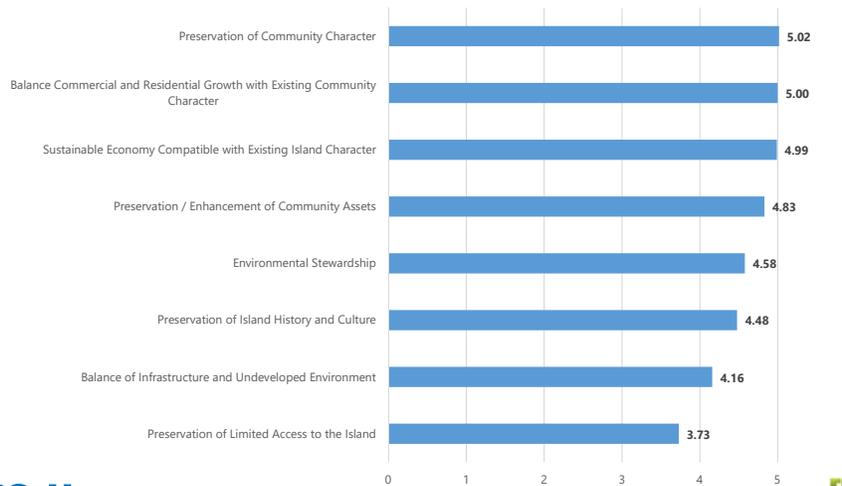


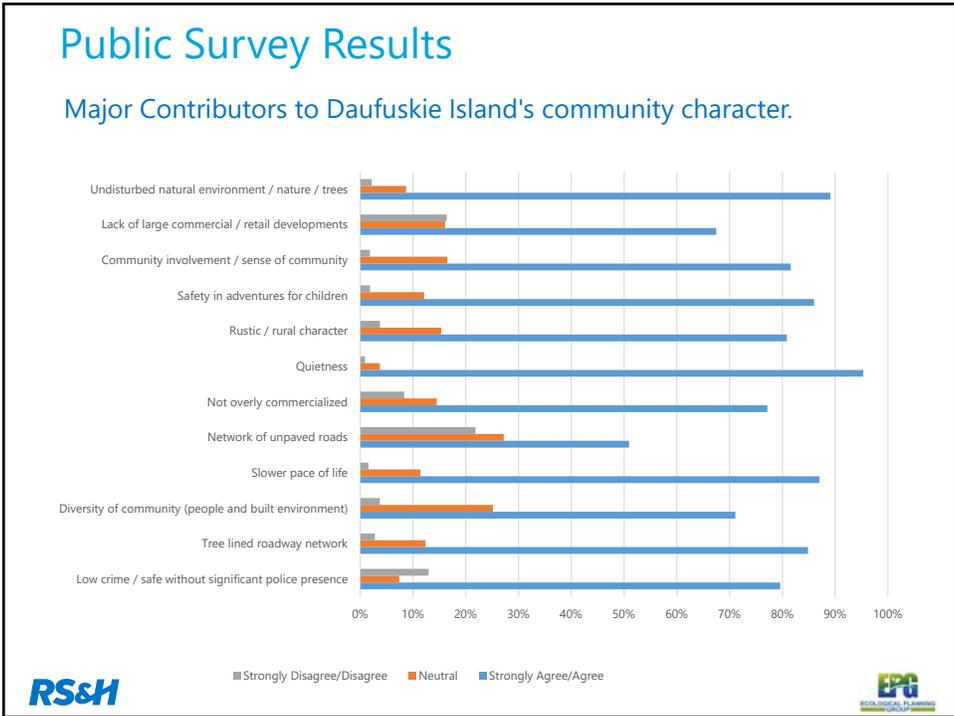
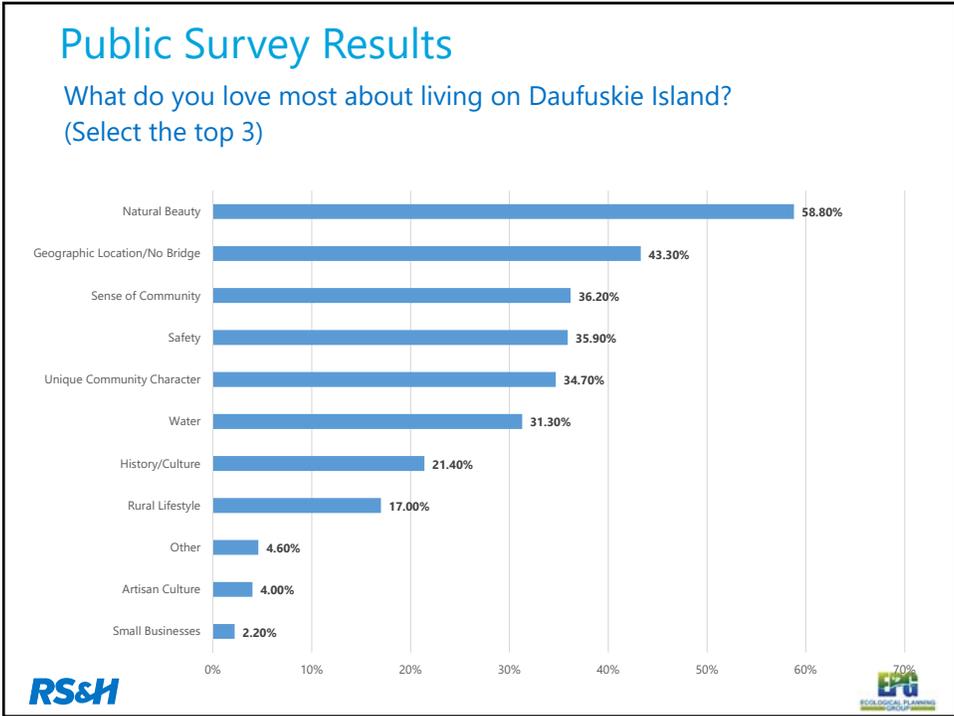
- 40.3% are retired
- 34.4% employed full time
- Almost 20% are self-employed
- 56.5% work off the island
- 17.2% work on the island from home



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?





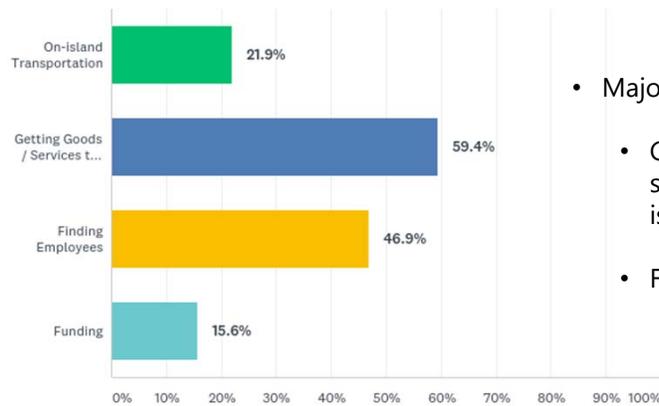
Public Survey Results

- » 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



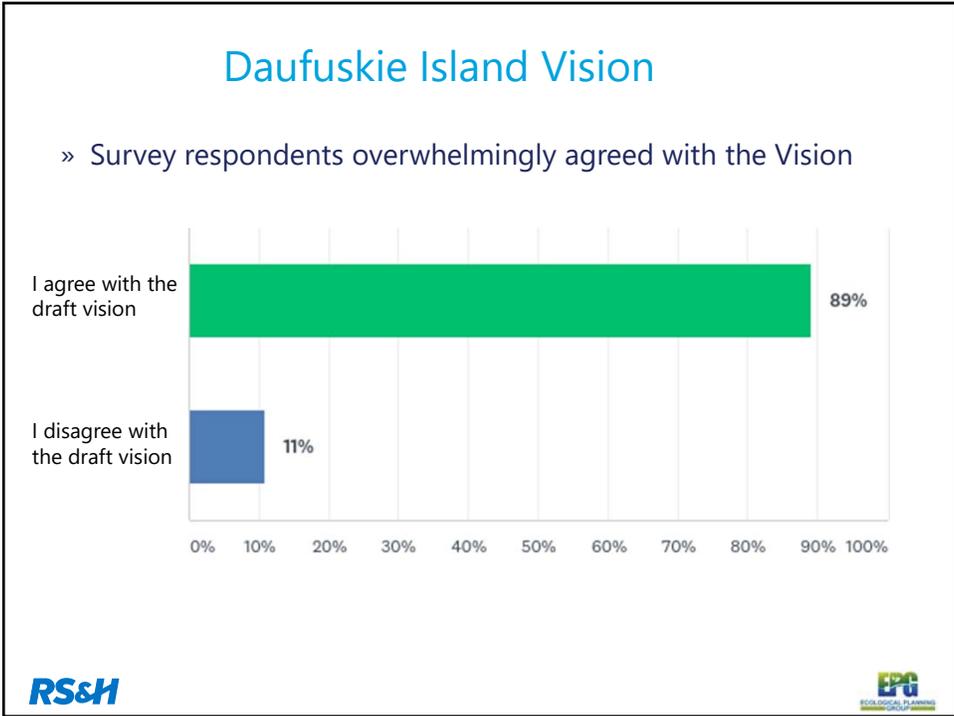


Daufuskie Island Vision

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
- » 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 EPG logo is in the bottom right.

Daufuskie Island Vision

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

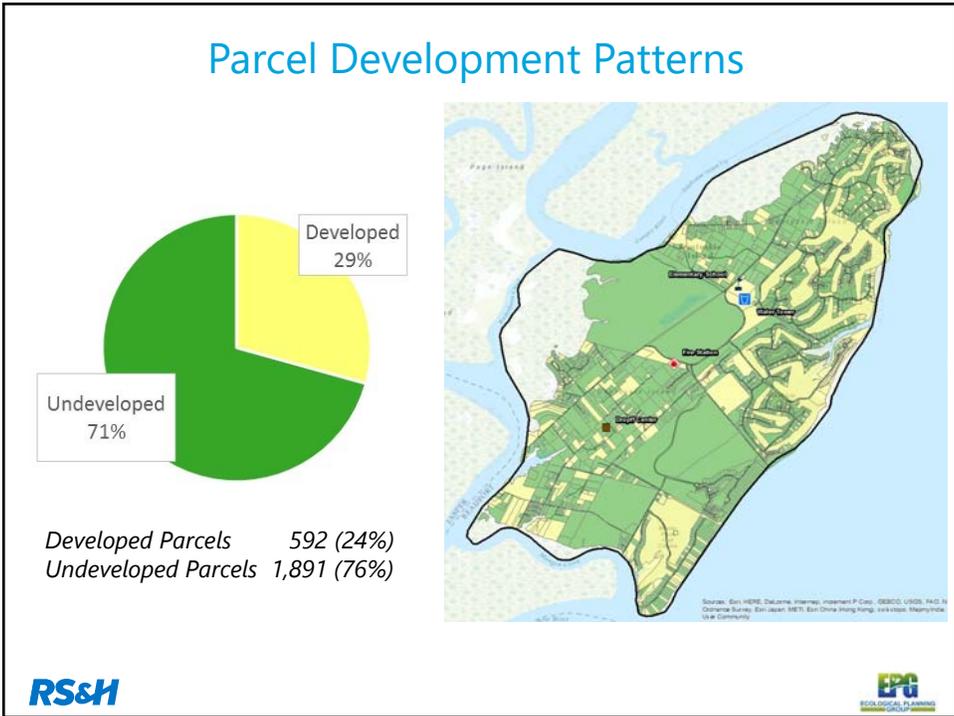
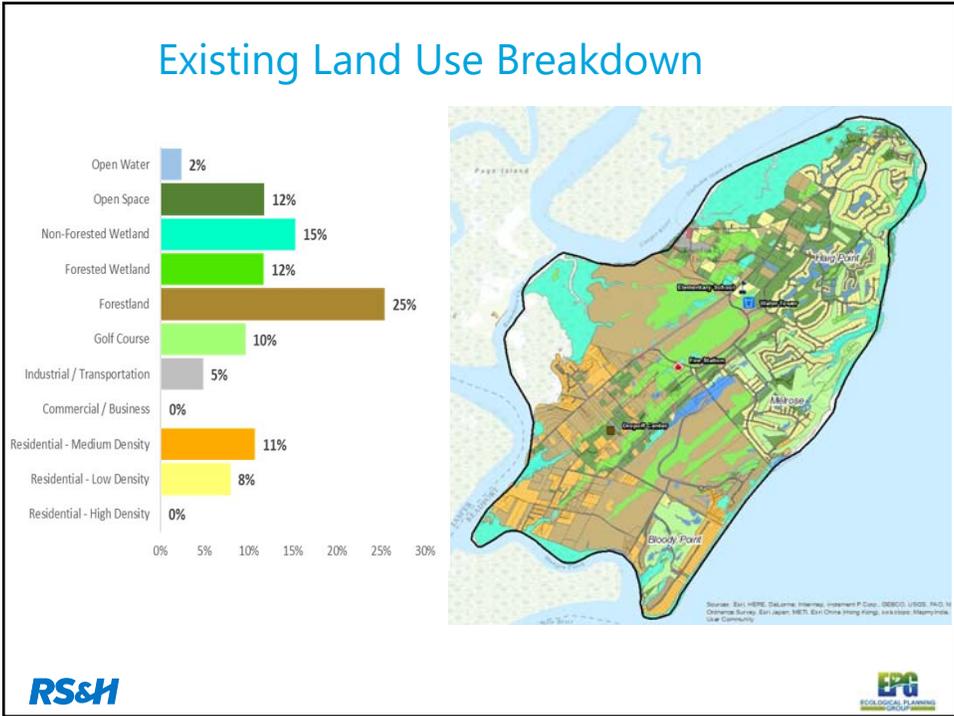
FINAL VISION

*"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





Environmental Features

Legend

- Saltwater Wetland
- Freshwater Wetland:

Wetlands

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



Sources: Esri HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, ICG, CRI, GNS, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, U.S. Community



Special Flood Hazard Areas

Legend

- AE
- VE
- X500

Flood Zones

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



Sources: Esri HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, ICG, CRI, GNS, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, U.S. Community



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



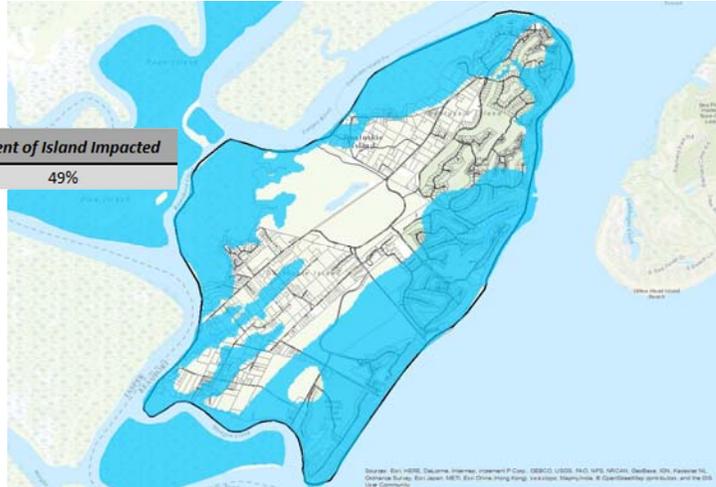
RS&H

EPG
EPCOR GROUP OF COMPANIES

Storm Surge

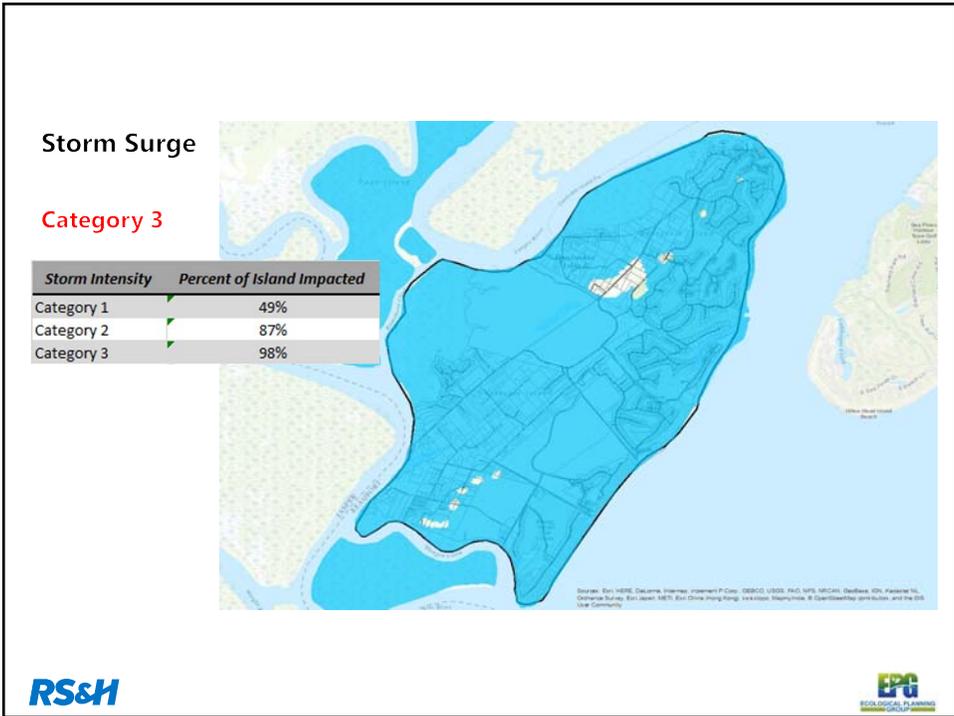
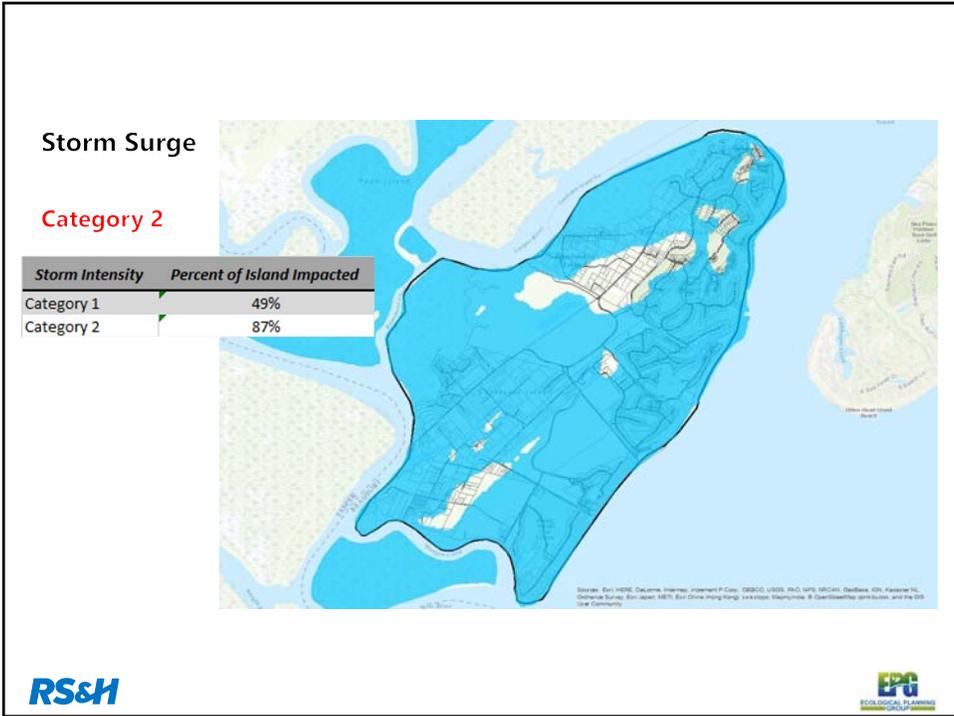
Category 1

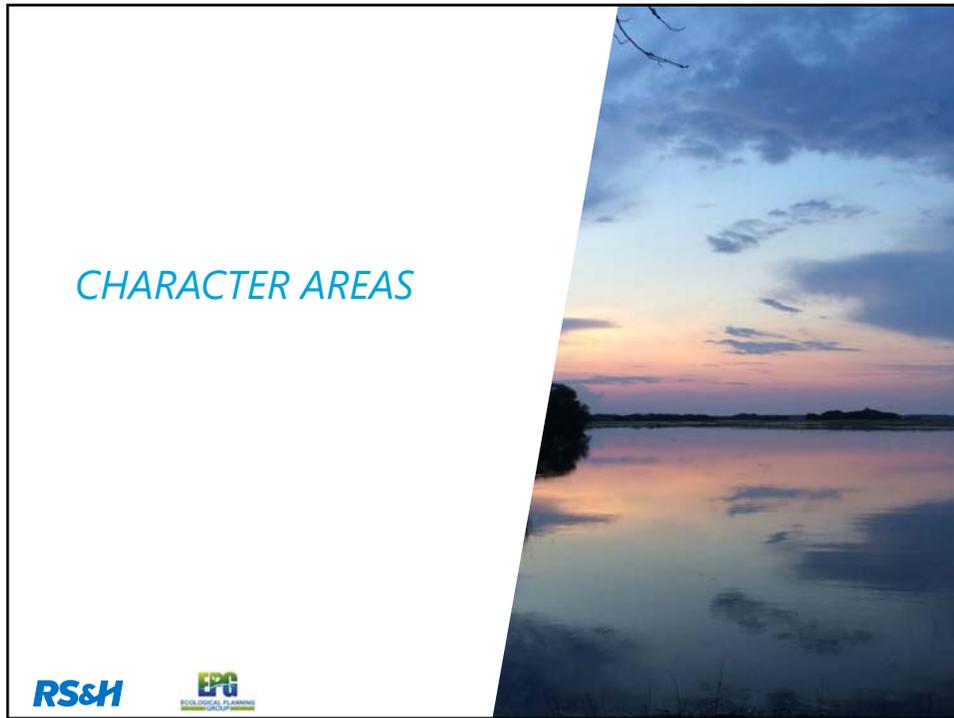
Storm Intensity	Percent of Island Impacted
Category 1	49%



RS&H

EPG
EPCOR GROUP OF COMPANIES





What is a Character Area?

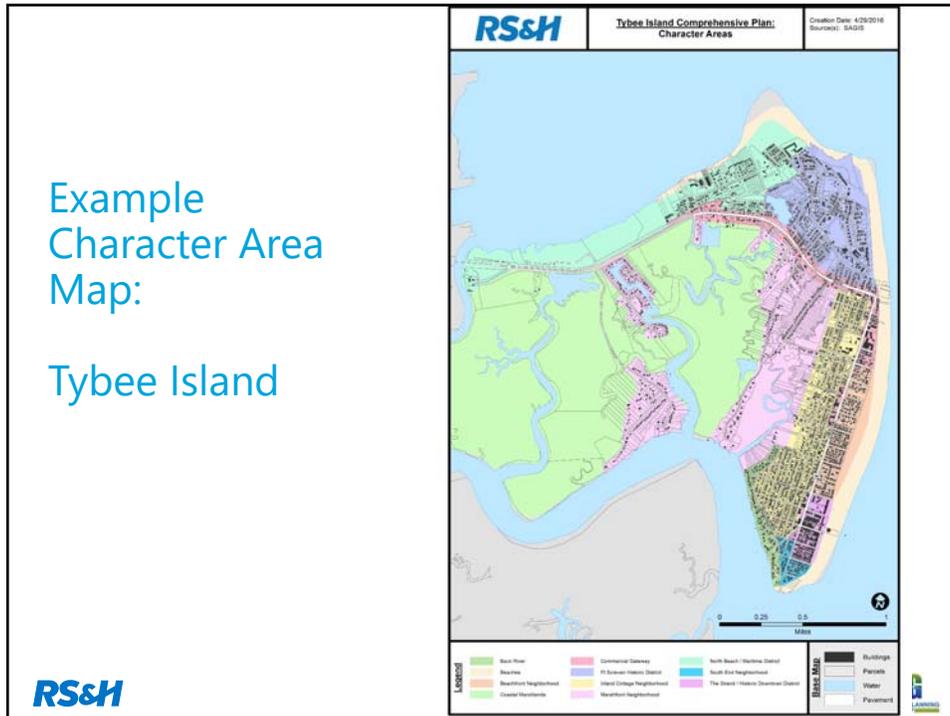
- » Planning Tool
 - Smaller areas within jurisdictions
 - Used to address specific issues and develop strategies unique to the character area

- » 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?



GROUP EXERCISE



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 2ND 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"> • Low density rural • Some private access to water • Public access to water at County dock • Small commercial uses • Many unpaved roads • Community facilities • Two cemeteries 	<ul style="list-style-type: none"> • The Island dump • Lack of buffers • Abandoned and dilapidated structures • Litter • County dock has limited docking space and time restrictions 	<ul style="list-style-type: none"> • County park adjacent to dock and county dock should be preserved for the community • Preserve and restore existing historic sites • Preserve and enhance remaining Gullah areas • Define an area that supports Gullah architecture and heritage
Mid Island Historic	<ul style="list-style-type: none"> • Currently undeveloped • Portion is in conservation • Water access to Cooper River • Natural wildlife habitat and environmentally sensitive area 	<ul style="list-style-type: none"> • Development pressures • Preservation of unique environmental resources • Runoff from development impacts 	<ul style="list-style-type: none"> • Support developments that maintain and preserve wildlife habitats • Preserve environmental resources • Support development that is in keeping with the island character
North Island Historic	<ul style="list-style-type: none"> • Mix of housing in a rural setting • Tree canopy • Many unpaved roads • Historic sites • Some Gullah areas • Public spaces (school and museum) 	<ul style="list-style-type: none"> • Dilapidated housing structures • Runoff from development impacts 	<ul style="list-style-type: none"> • Preserve historic and Gullah sites • Preserve low density character • Support development that does not impact runoff into rivers and marshes

OCTOBER 2ND WORKSHOP RESULTS

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

OCTOBER 2ND WORKSHOP RESULTS

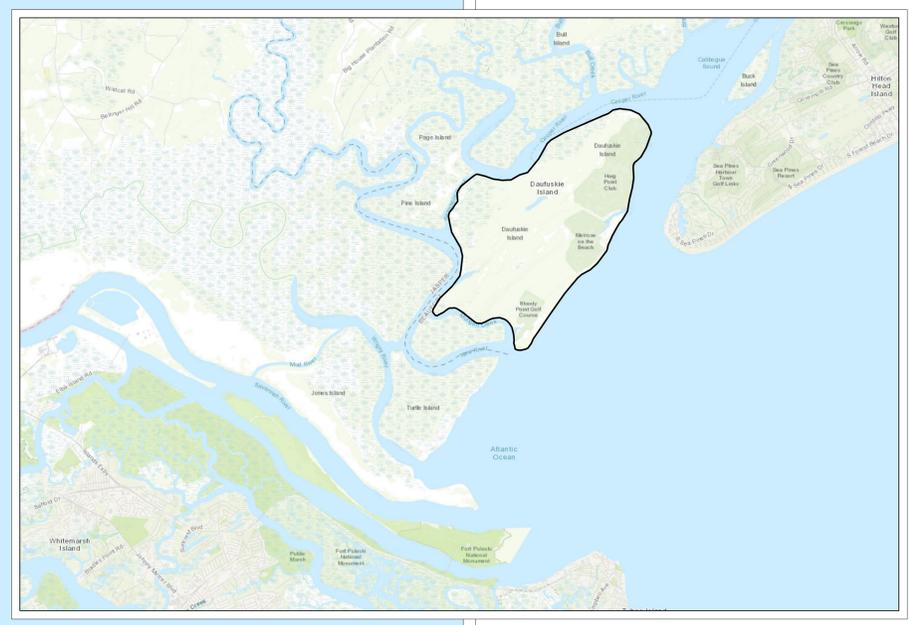
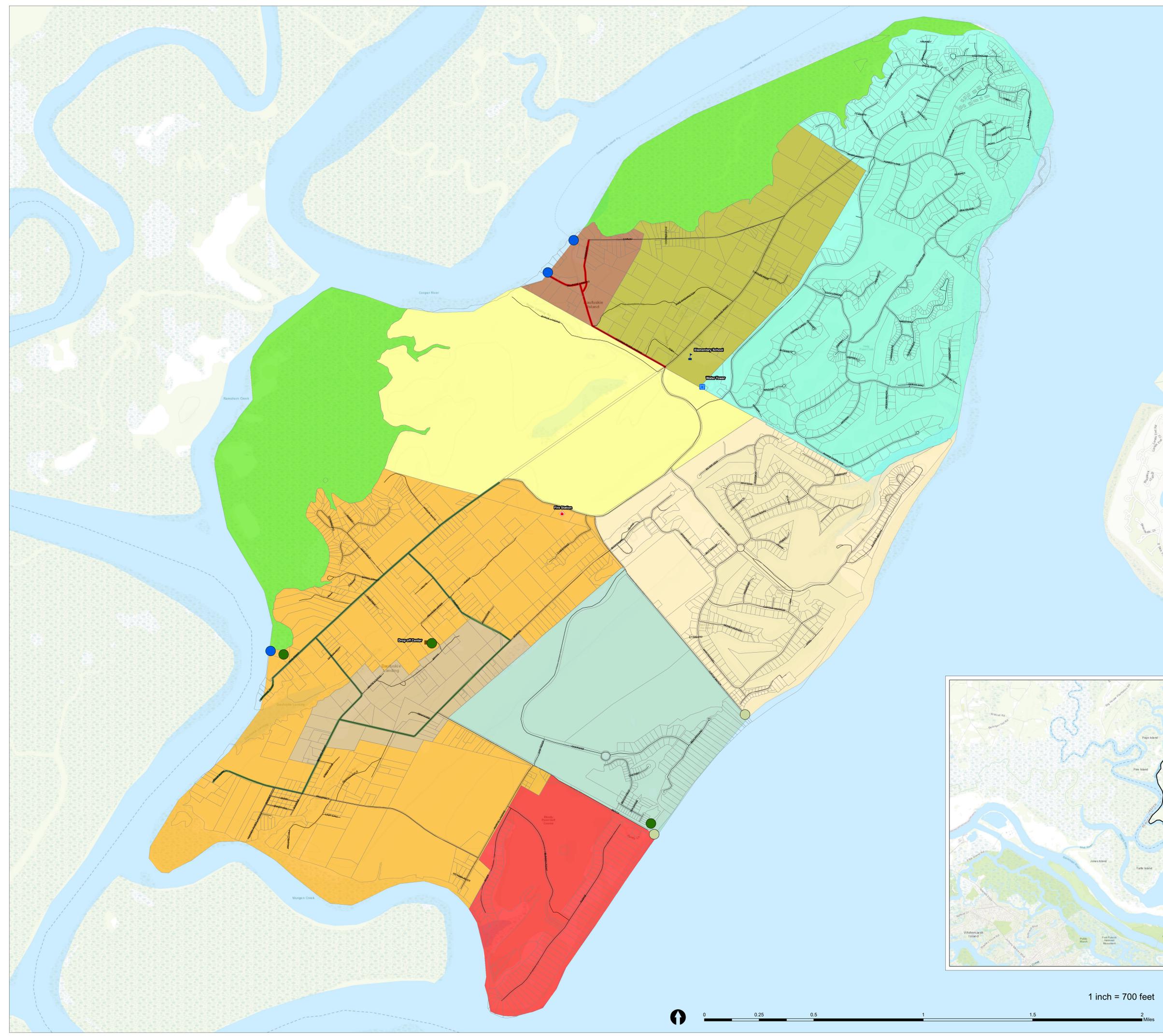
Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
Existing Approved PUDs	<ul style="list-style-type: none"> Approved PUD defined 	<ul style="list-style-type: none"> Conditions at Melrose Financial instabilities of Melrose and Bloody Point 	<ul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

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 16th

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

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**

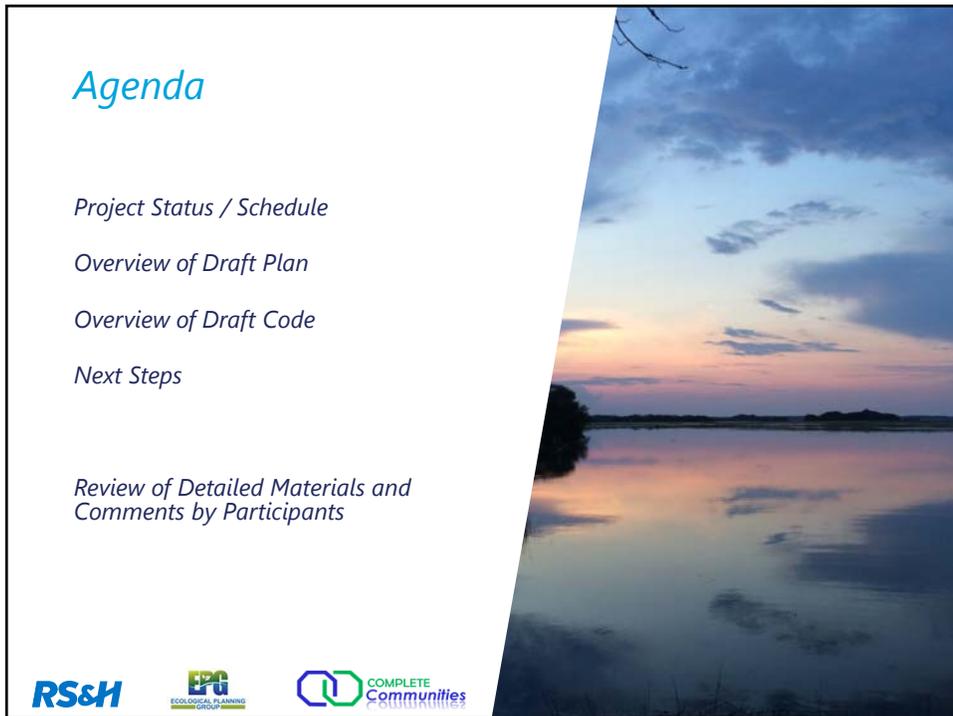
The Comprehensive Plan charts the future course of the Island and your participation is vital.



**DAUFUSKIE ISLAND PLAN AND
CODE UPDATE**

*Public Meeting # 3
April 16, 2018*



Agenda

Project Status / Schedule

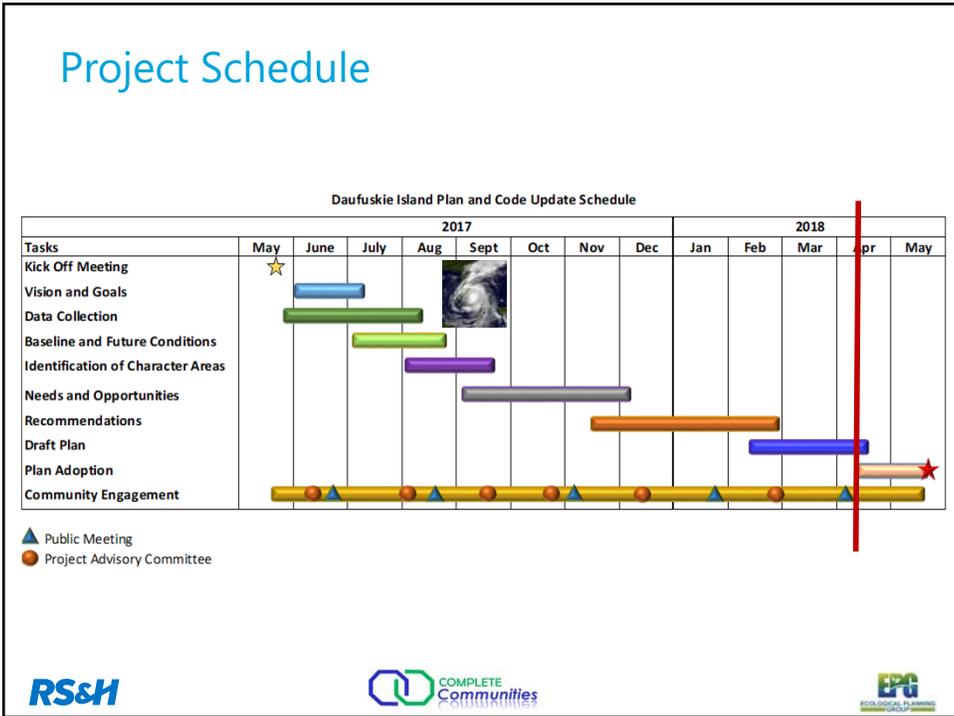
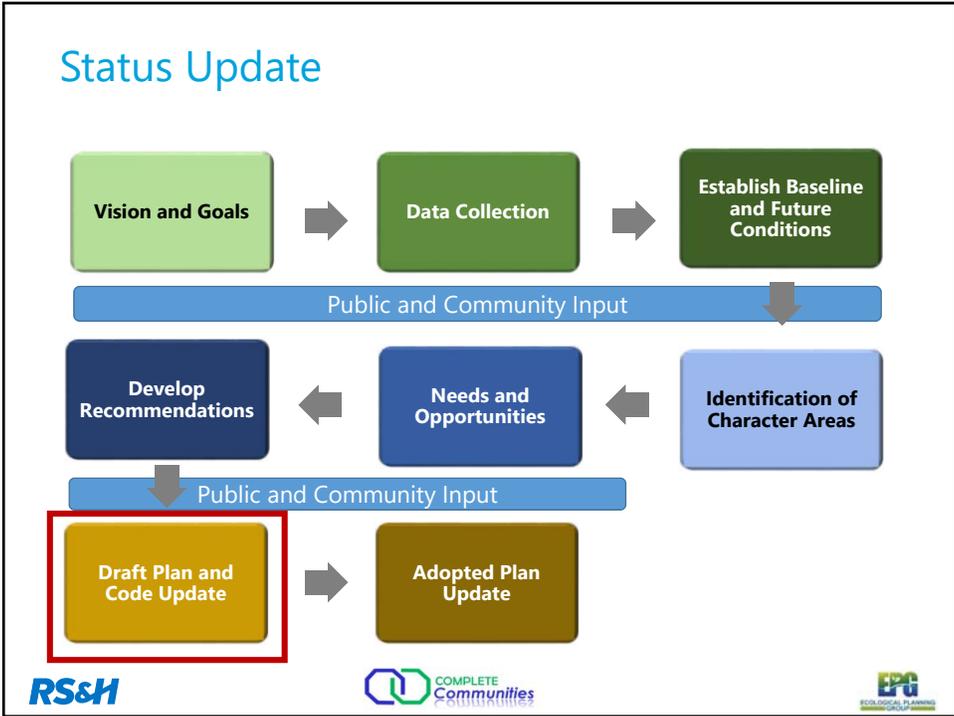
Overview of Draft Plan

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"> • 4 Presentations • Ongoing 	<ul style="list-style-type: none"> • 3 Meetings • Final meeting to be scheduled 	<ul style="list-style-type: none"> • 2 Surveys, on-line and hard copy 	<ul style="list-style-type: none"> • 7 meetings • Ongoing 	<ul style="list-style-type: none"> • Additional outreach



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

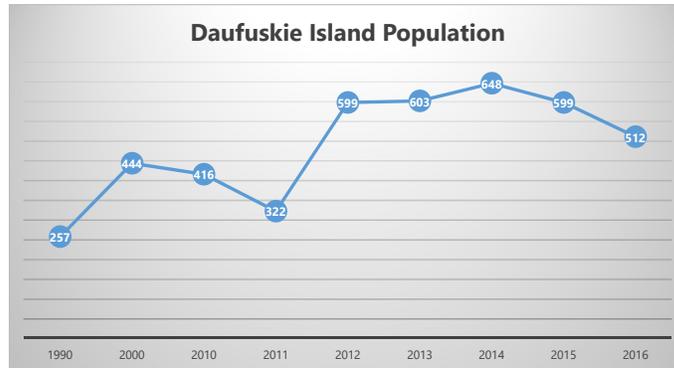
» Vision

"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
Total Paved Roadways	3.42



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
Total Unpaved Roadways		9.75	



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

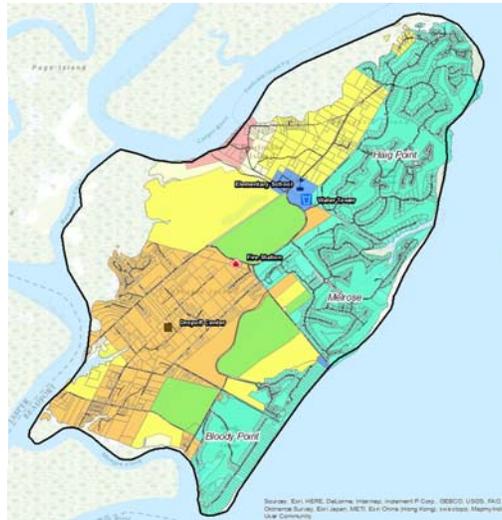
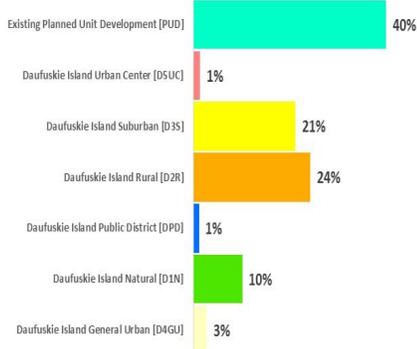


Draft Code Update Approach

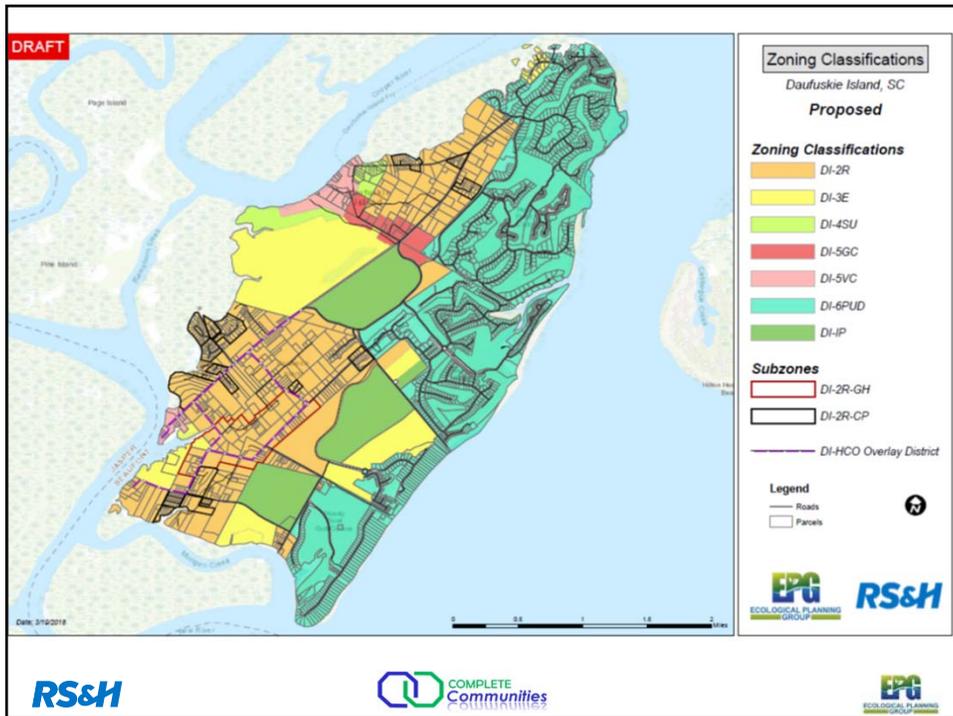
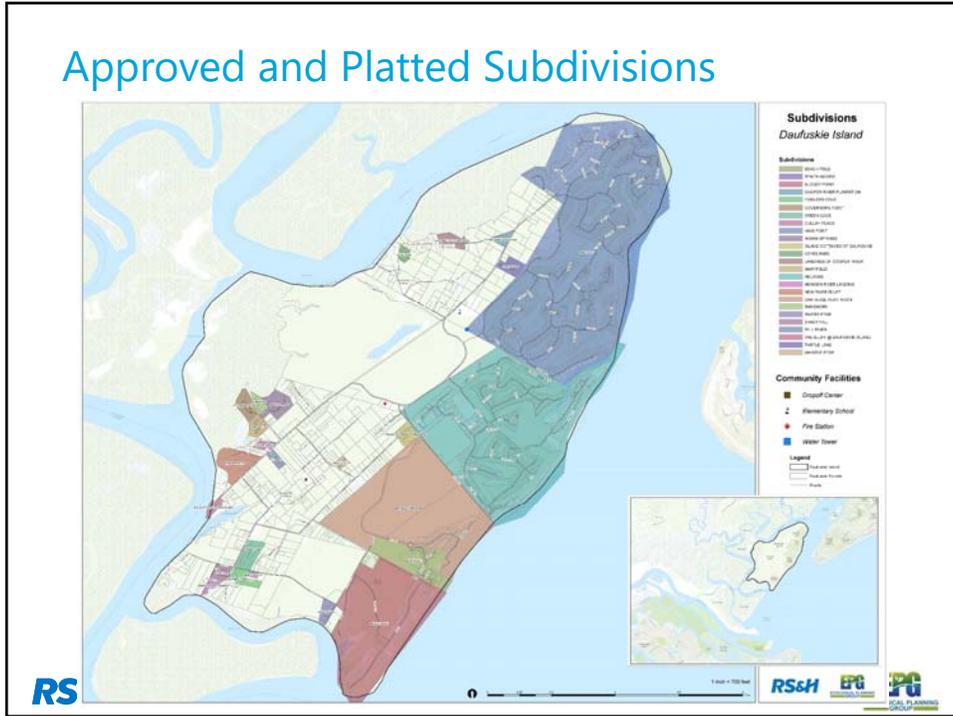
- » Simplify the existing Code
- » Use existing code as a foundation
- » Understandable and user friendly for both Island residents and Beaufort County staff
- » Consistency
 - Within the Code
 - With Beaufort County Code



Current Zoning



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

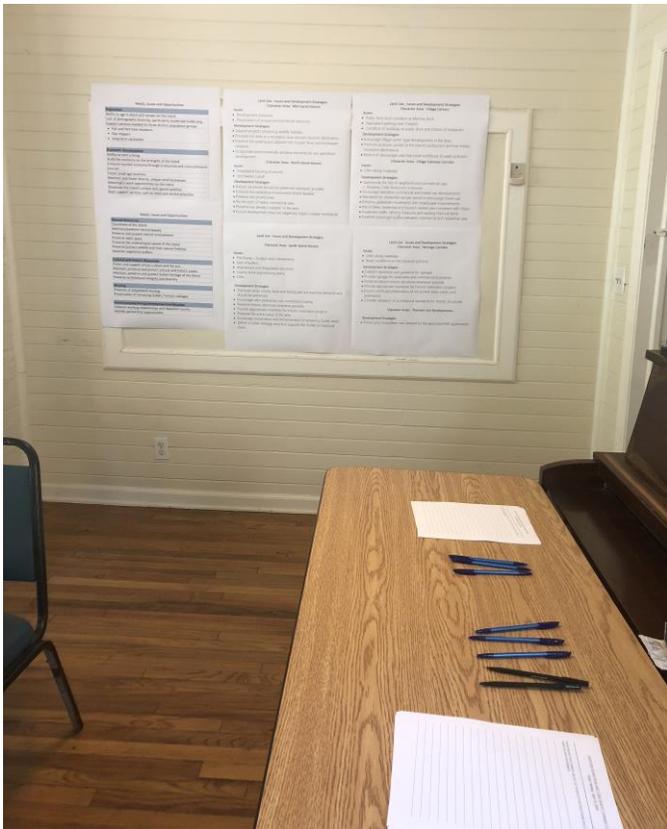
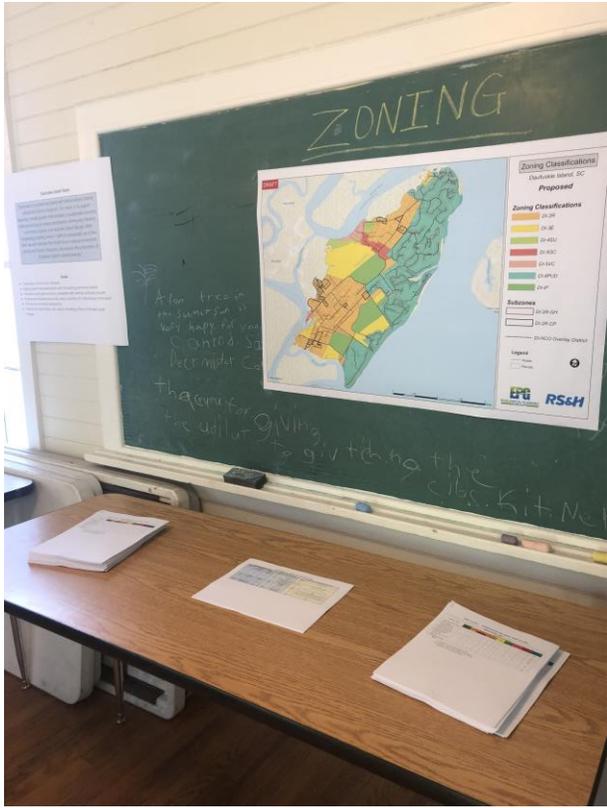
- » Participants review materials displayed
- » Provide comments tonight or via Project Team or PAC member no later than April 26th
- » Project Team will address comments and refine draft plan and code as needed
- » PAC meeting to review final plan and code (if needed)
- » Last public meeting to review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

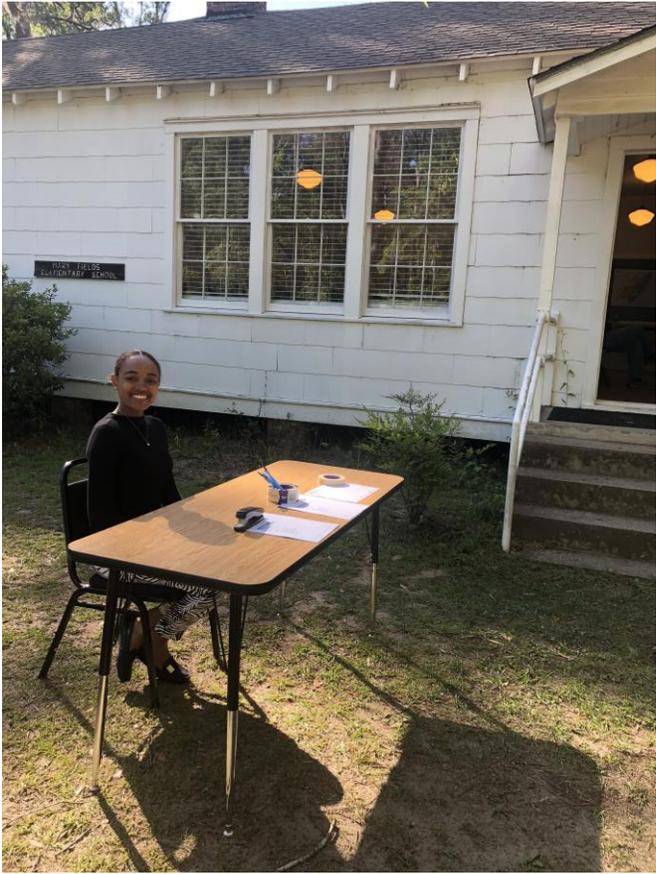


Review of Materials

- » 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 26th
- » Project team members are available to answer questions and take comments







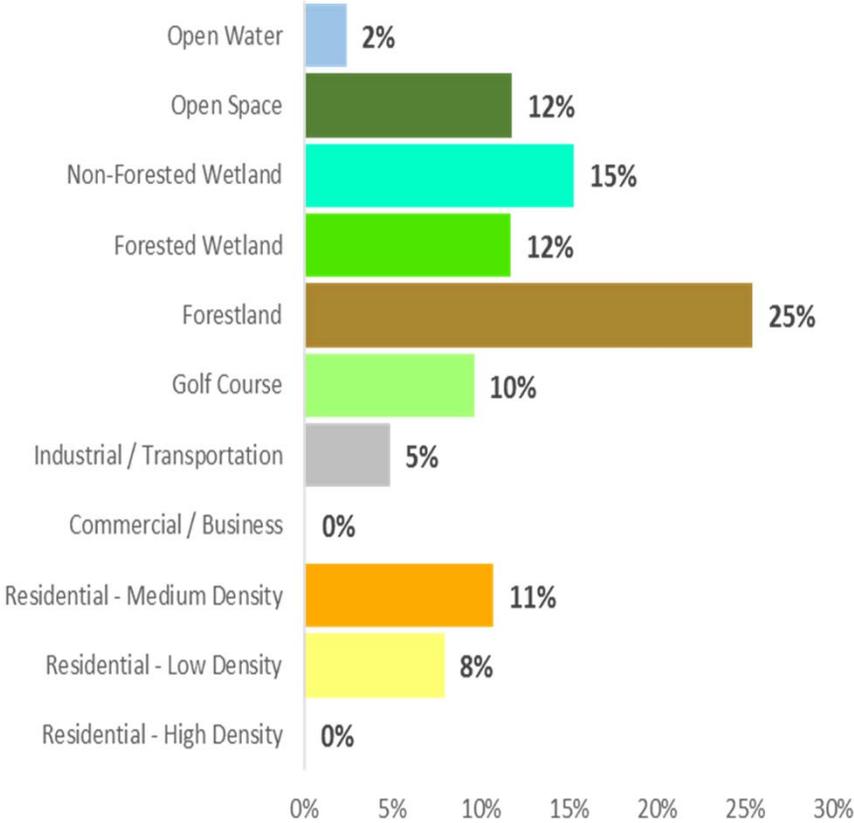






EXISTING CONDITIONS MAPPING

Existing Land Use Breakdown



Environmental Features

Legend

-  Saltwater Wetland
-  Freshwater Wetland

Wetlands

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



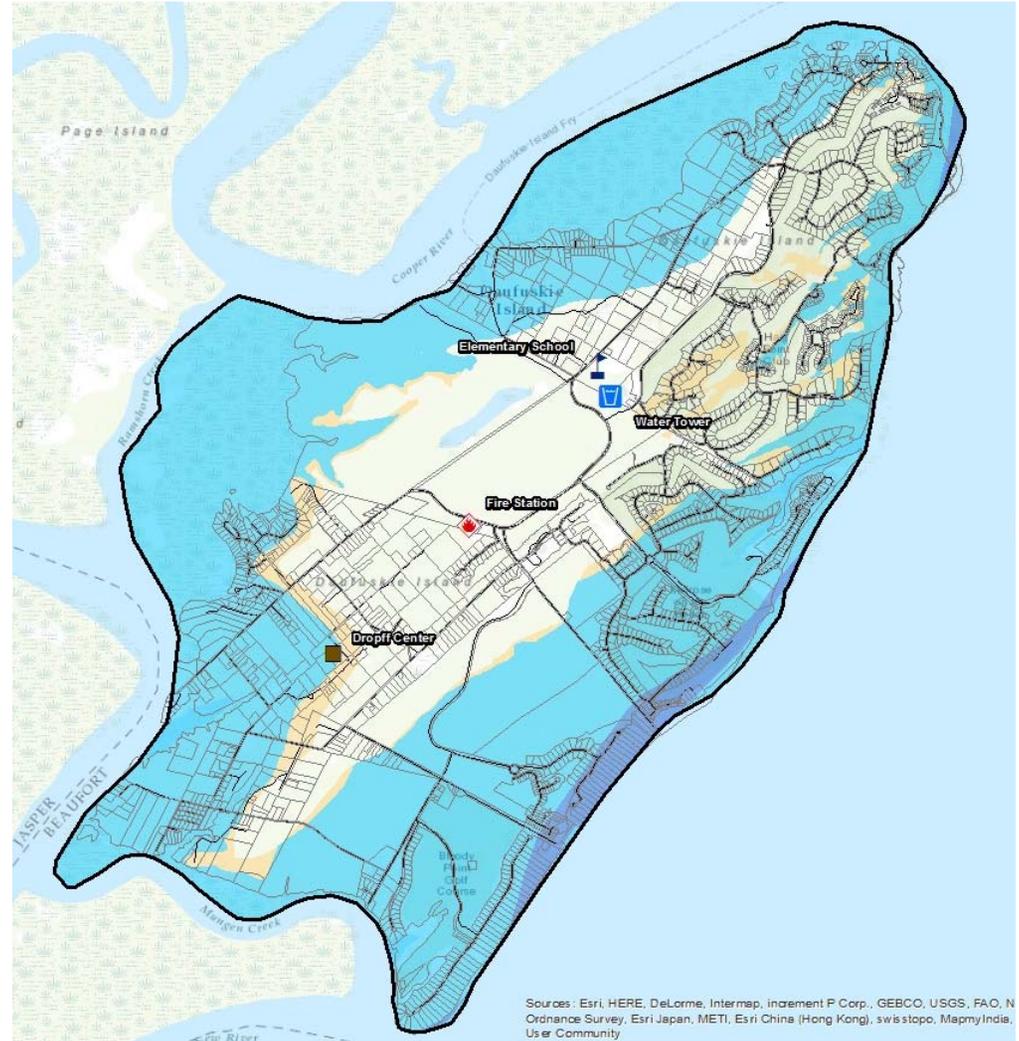
Special Flood Hazard Areas

Legend



Flood Zones

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

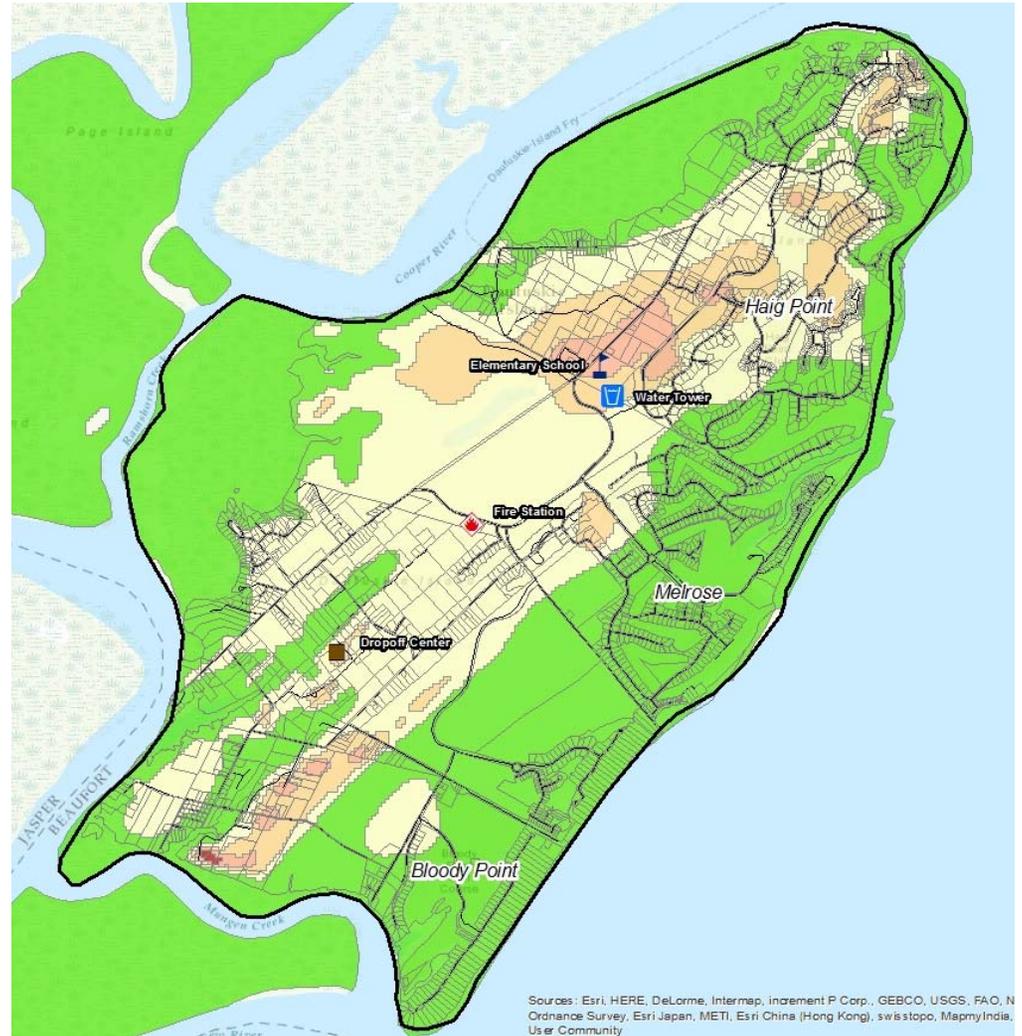


Predicted Storm Surge

<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

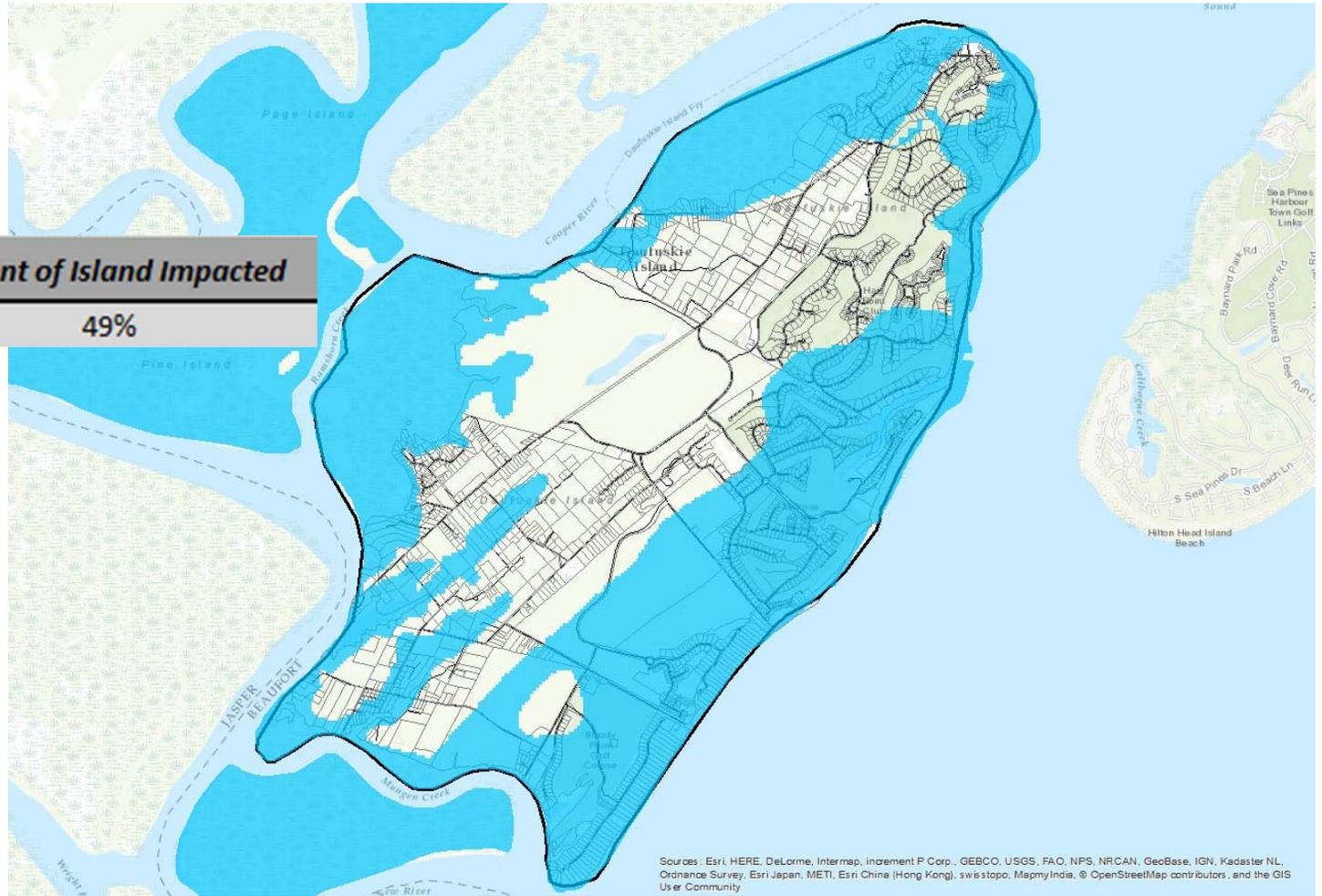
- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



Storm Surge

Category 1

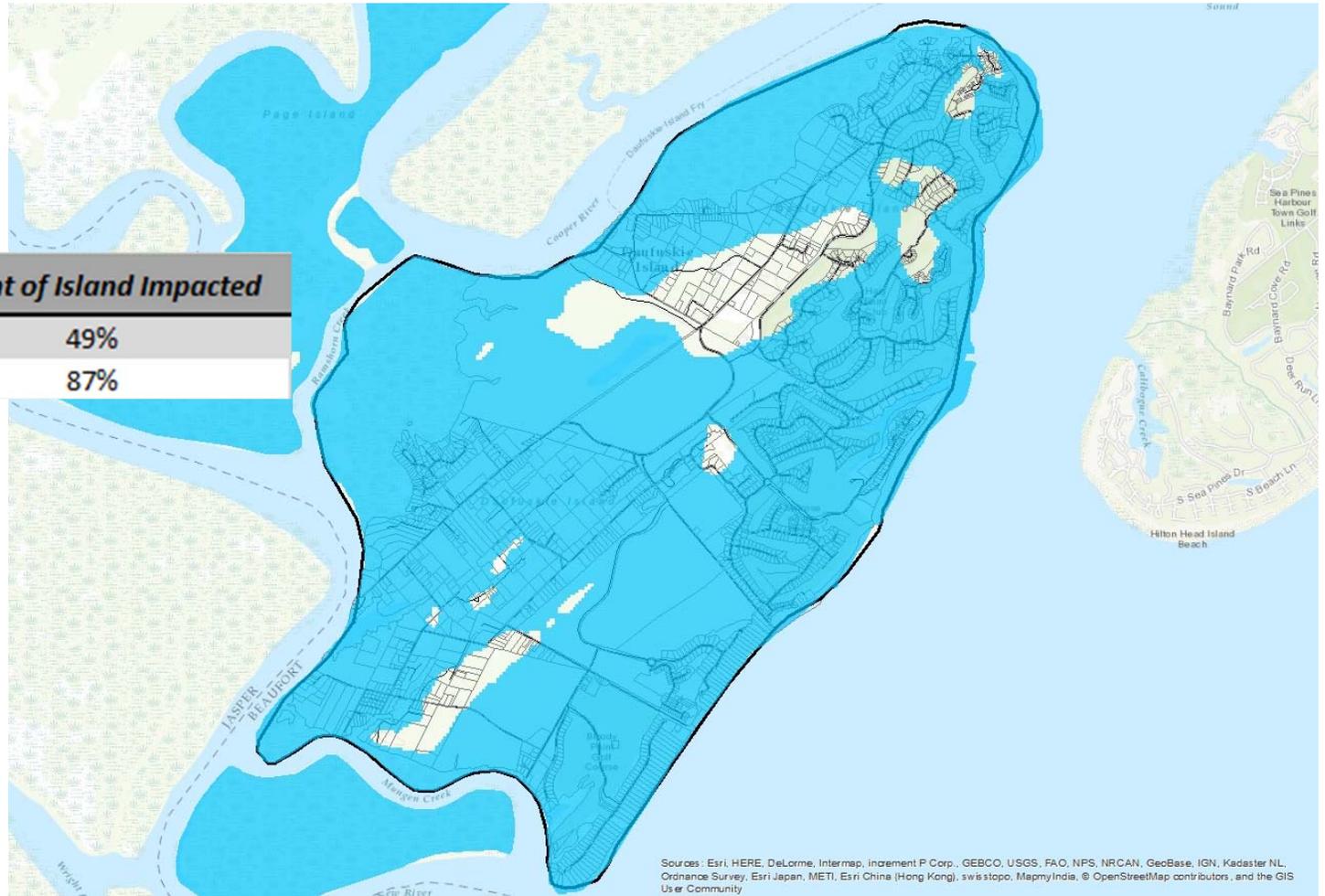
Storm Intensity	Percent of Island Impacted
Category 1	49%



Storm Surge

Category 2

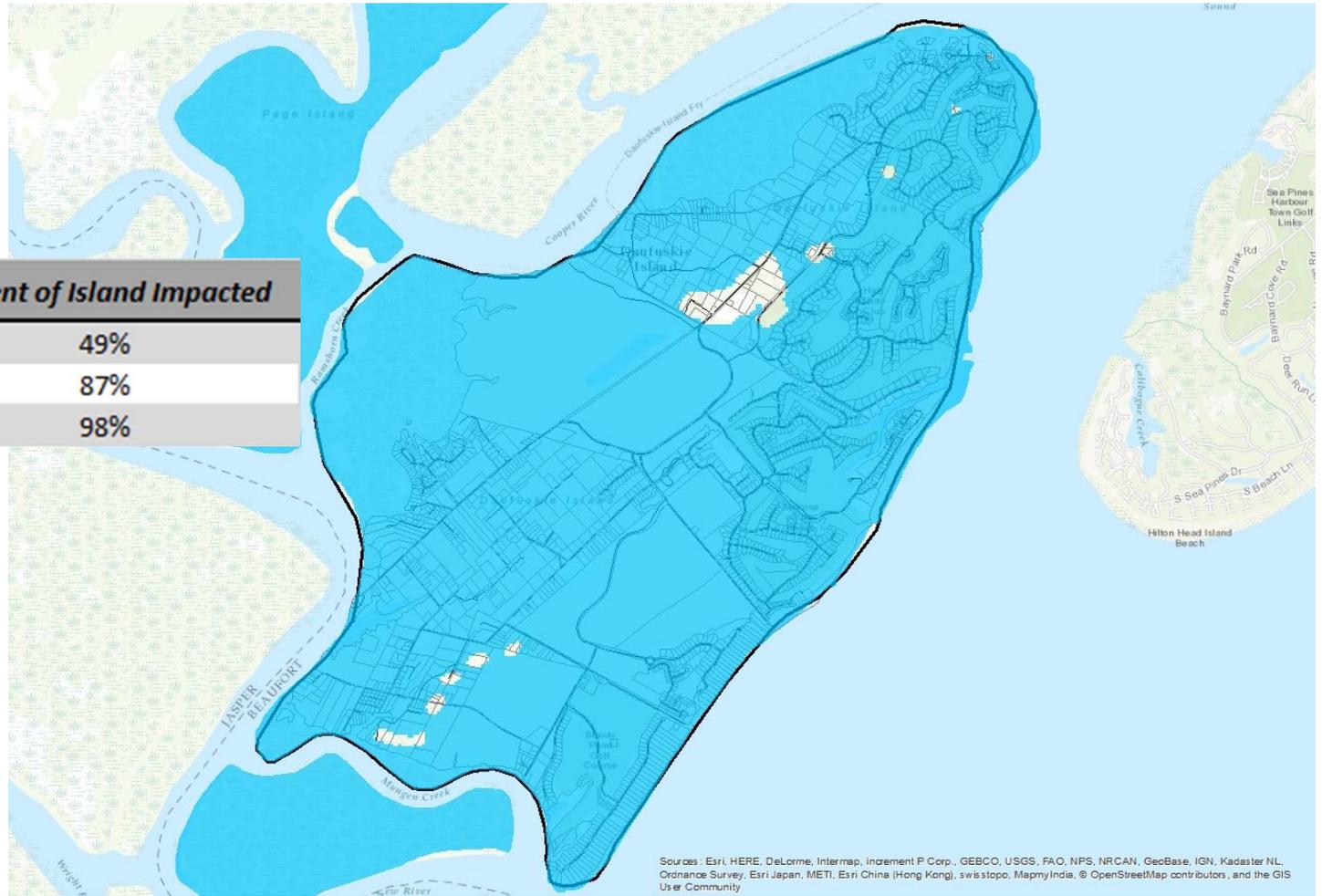
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%



Storm Surge

Category 3

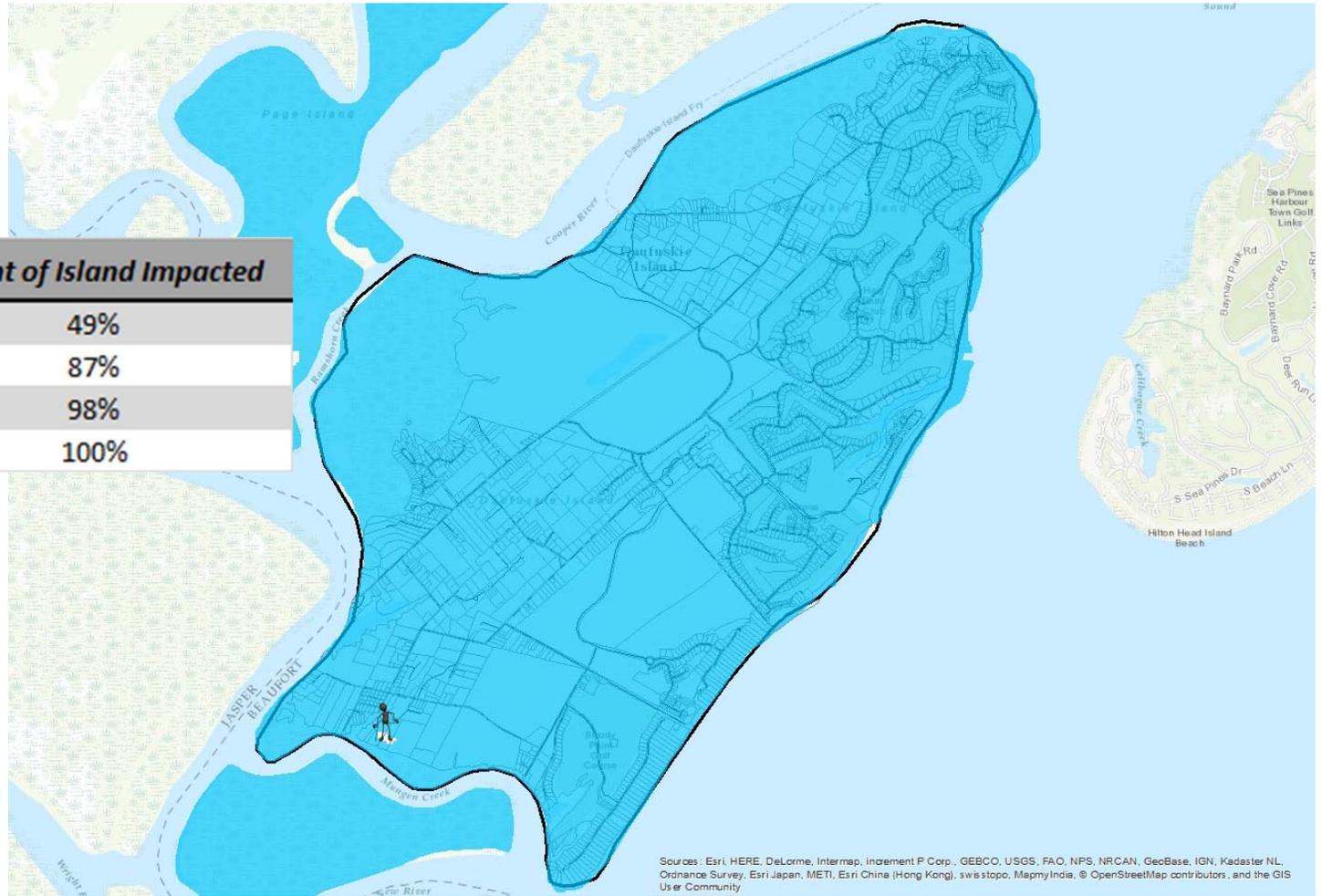
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%
Category 3	98%



Storm Surge

Category 4

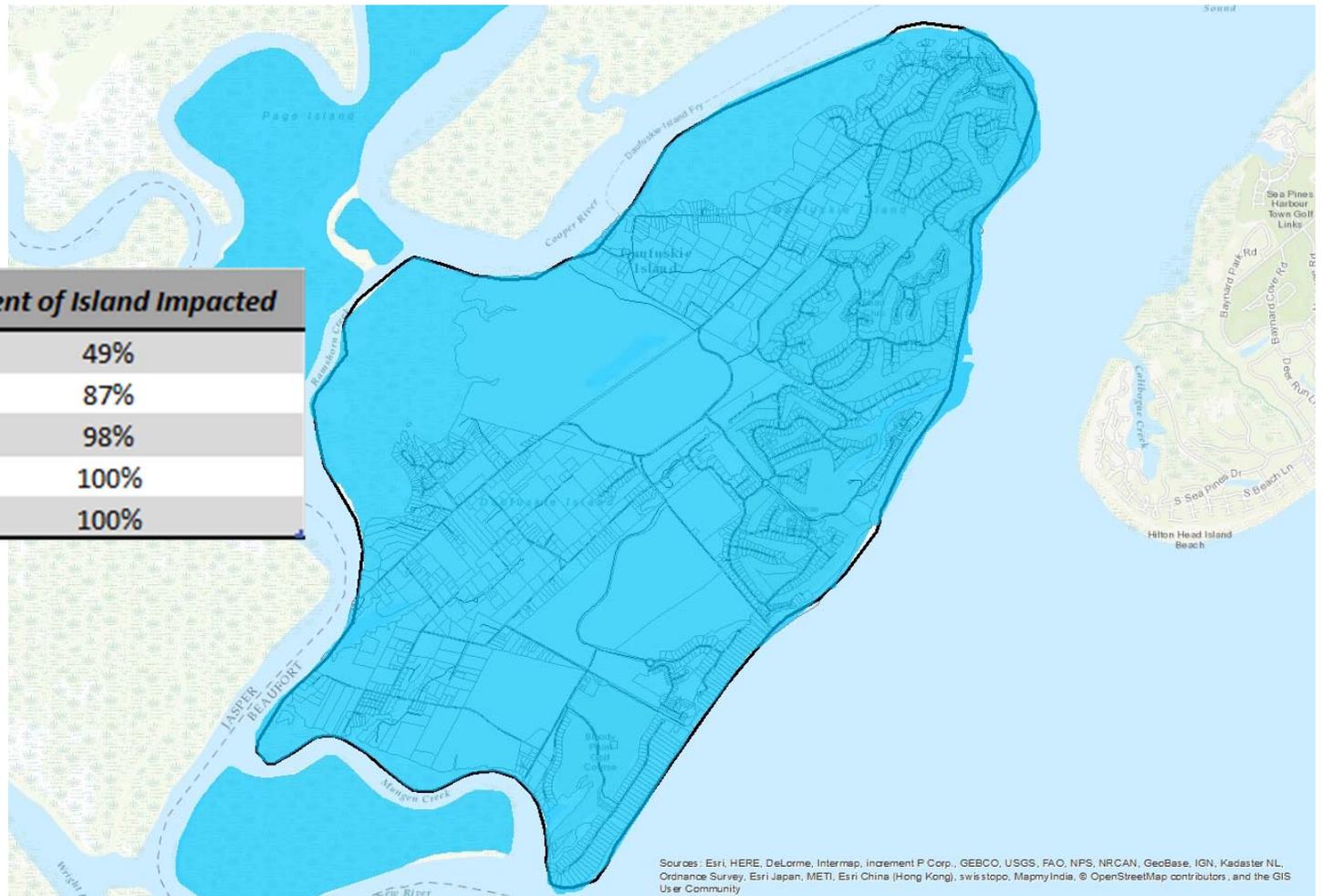
<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%



Storm Surge

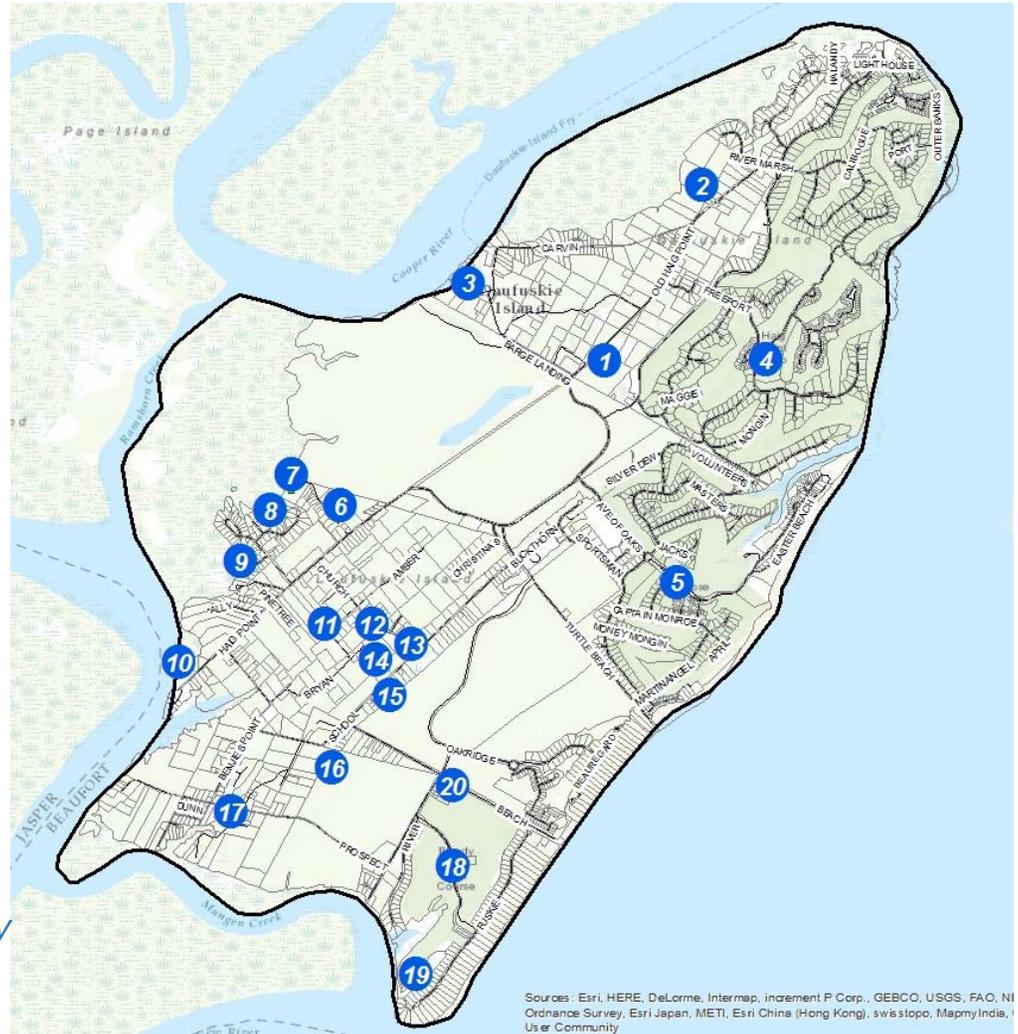
Category 5

Storm Intensity	Percent of Island Impacted
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*





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.daufuskiecouncil.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?

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.

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: _____

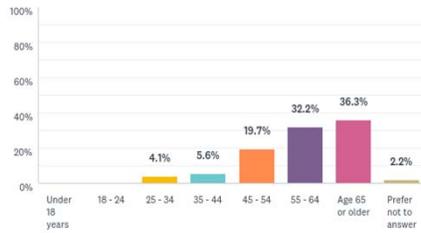
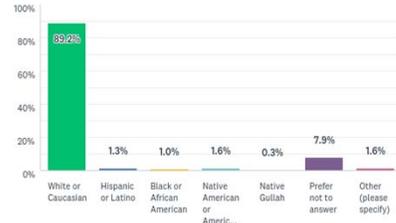
Telephone Number: _____

Email Address: _____

Public Survey Results

Who participated in the public survey?

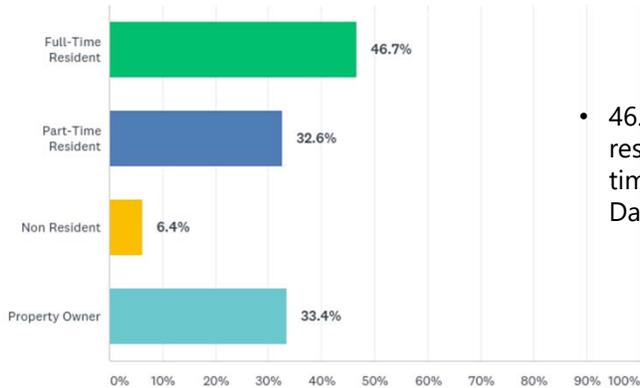
ANSWER CHOICES	RESPONSES
Historic District	21.1% 75
Melrose	17.7% 63
Haig Point	51.7% 184
Bloody Point	4.8% 17
N/A, I do not live or own property on Daufuskie Island	4.8% 17
TOTAL	356



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

Public Survey Results

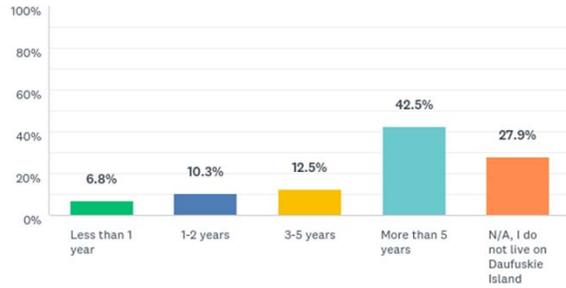
What is your status on Daufuskie Island?



- 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?

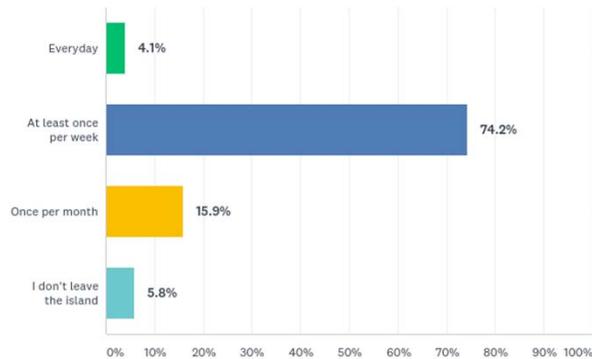


- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year



Public Survey Results

How often do you travel between the island and mainland?

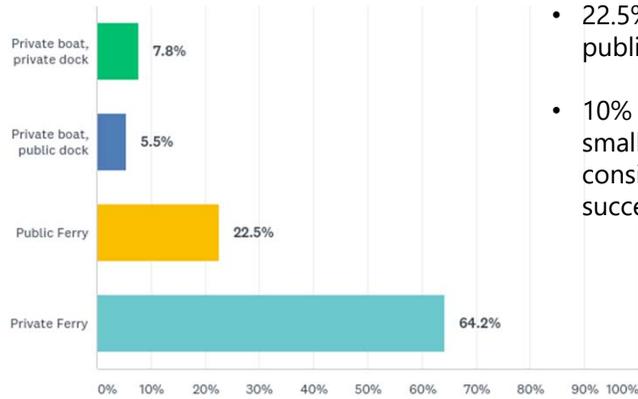


- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.



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

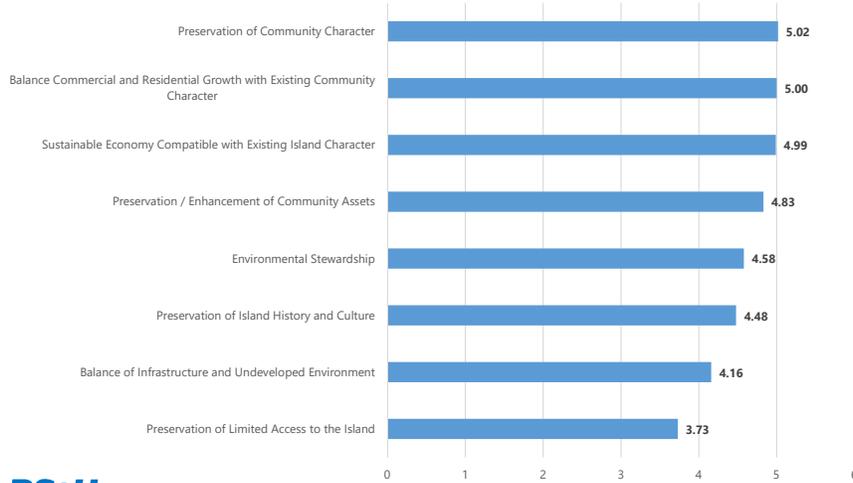
What is your employment status?/ Do you work on or off the island?



- 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

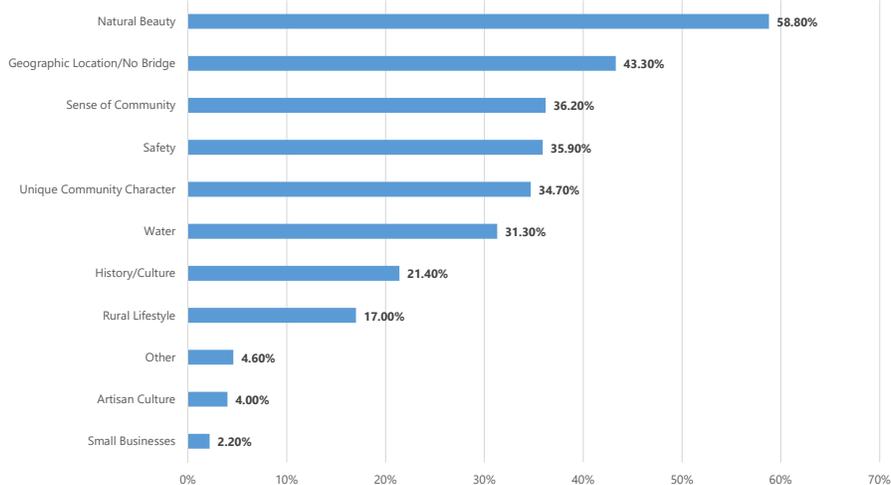
Public Survey Results

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?



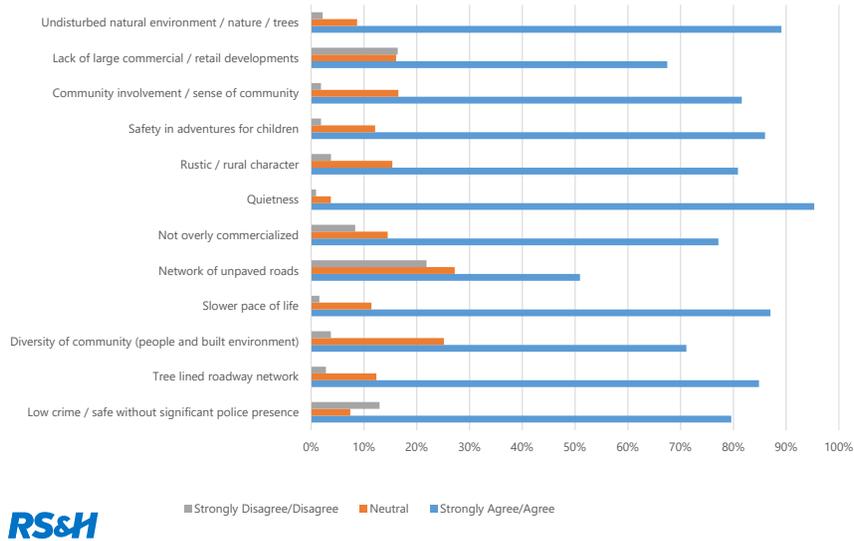
Public Survey Results

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

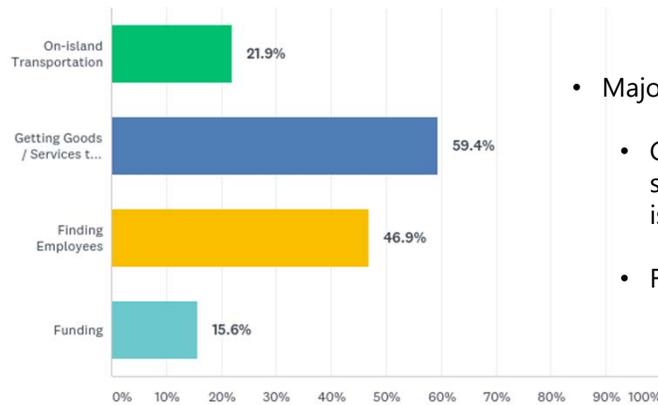
– The top three contributors:

- *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



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*



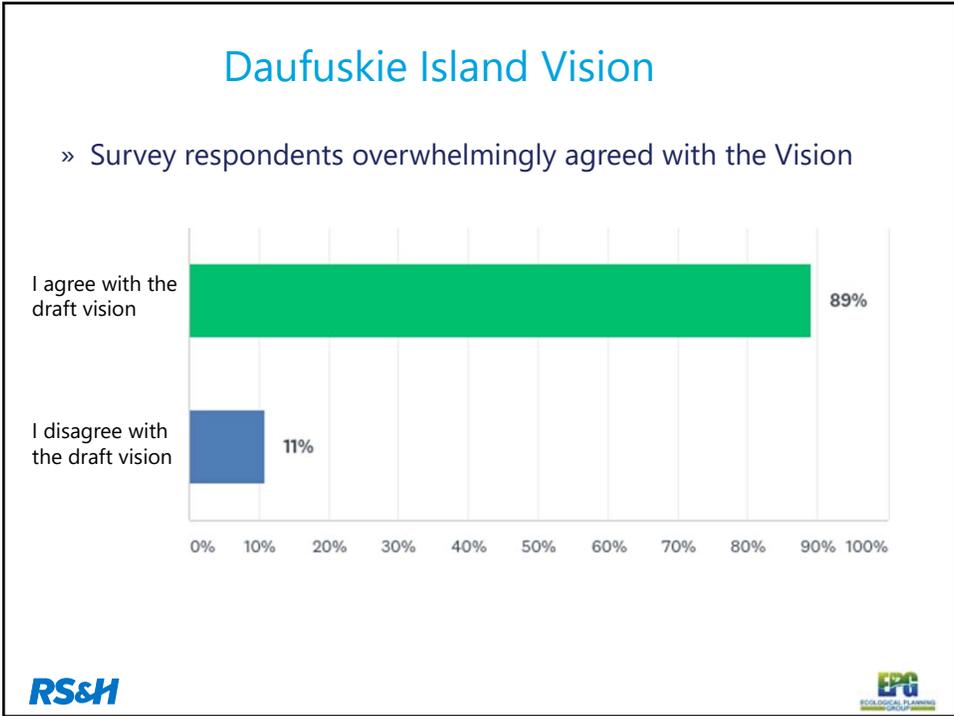
Key Findings from Survey Results

- » 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

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 EPG 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

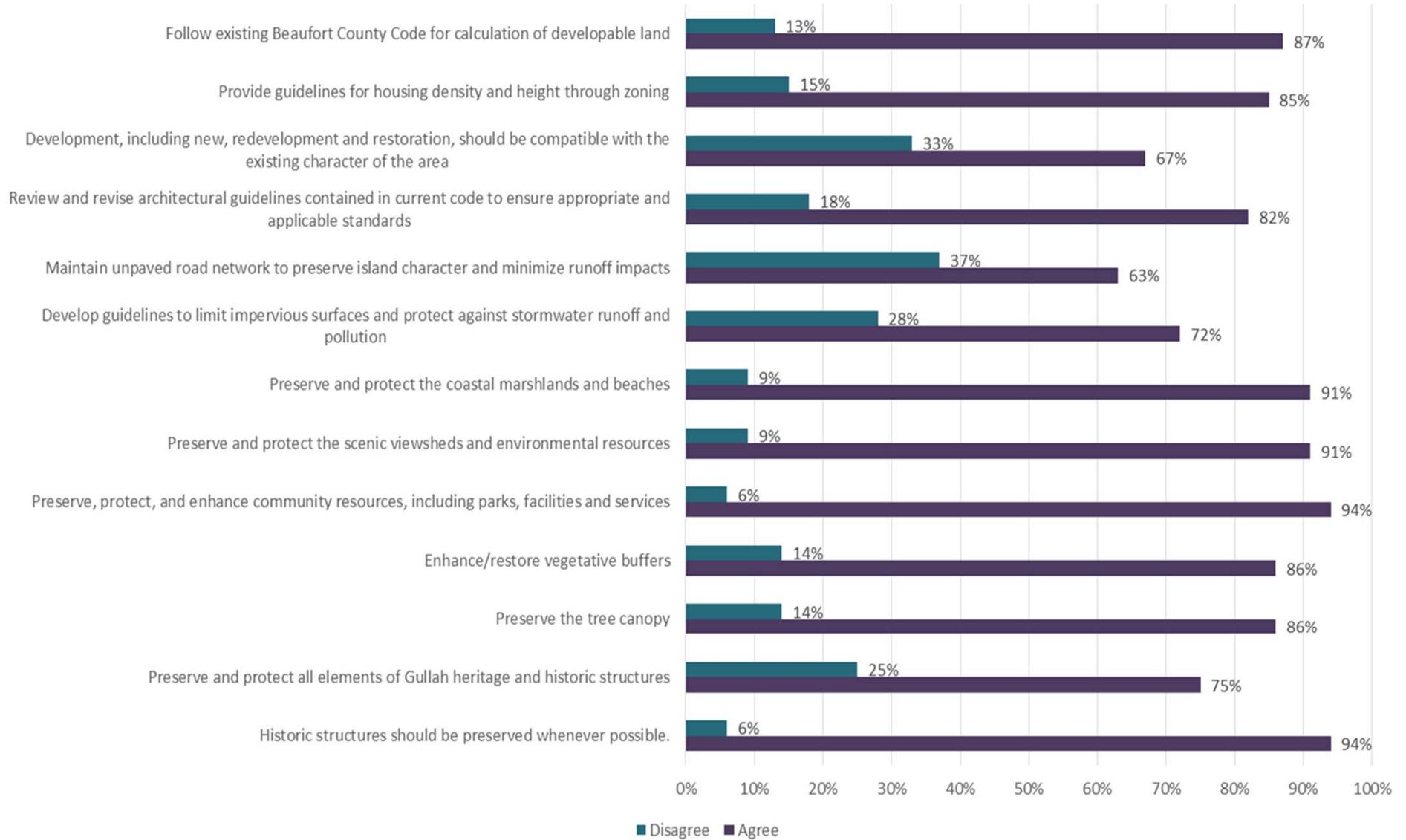
- » Requested feedback

- » Developed second survey to facilitate input

Second Survey

- » 33 respondents; approximately 10% response rate
- » Survey open from December 1st through December 12th
- » 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.

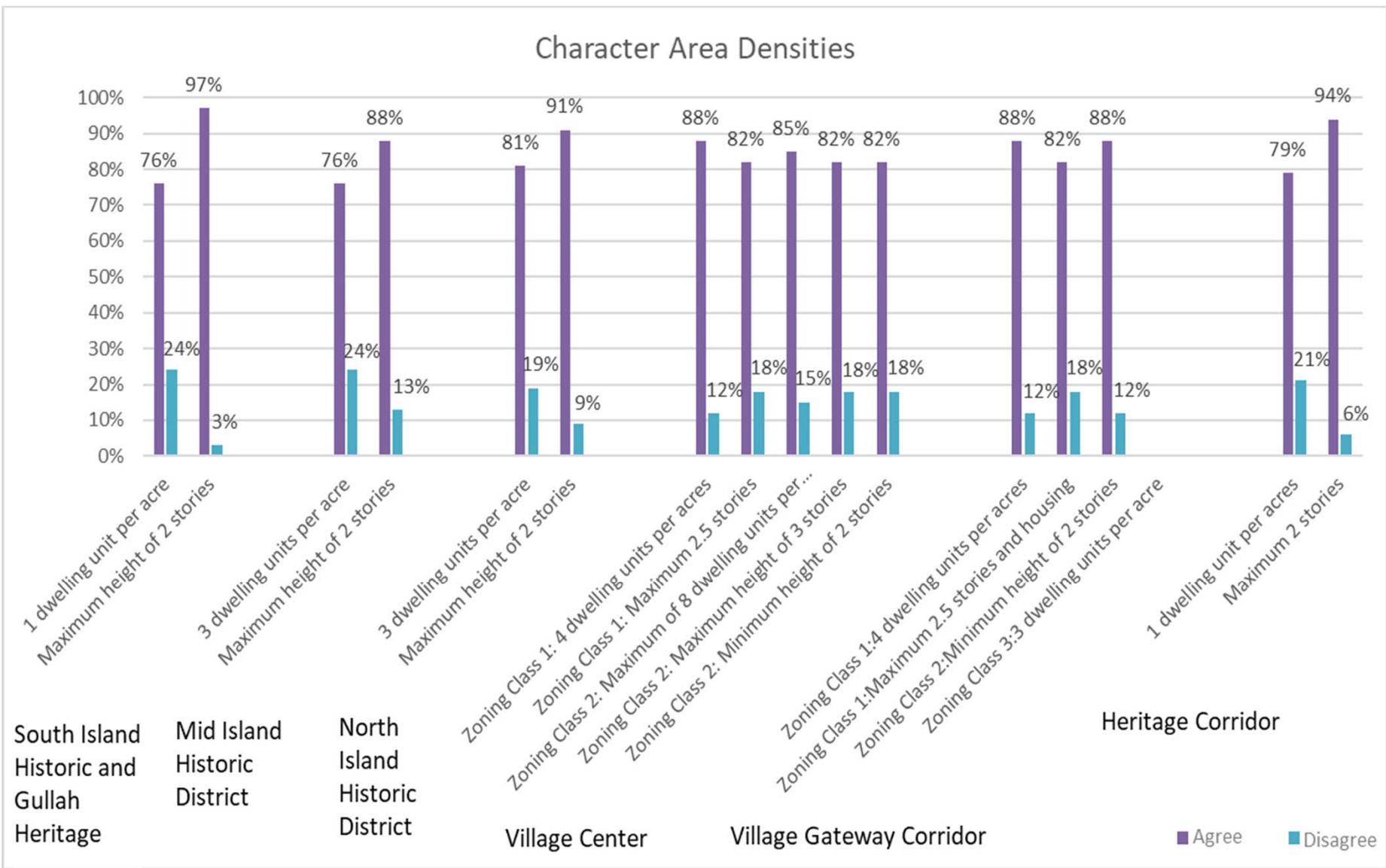
The way this is written is slanting the answer toward no development. I favor developing the Webb Tract while respecting our Island's character and history

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



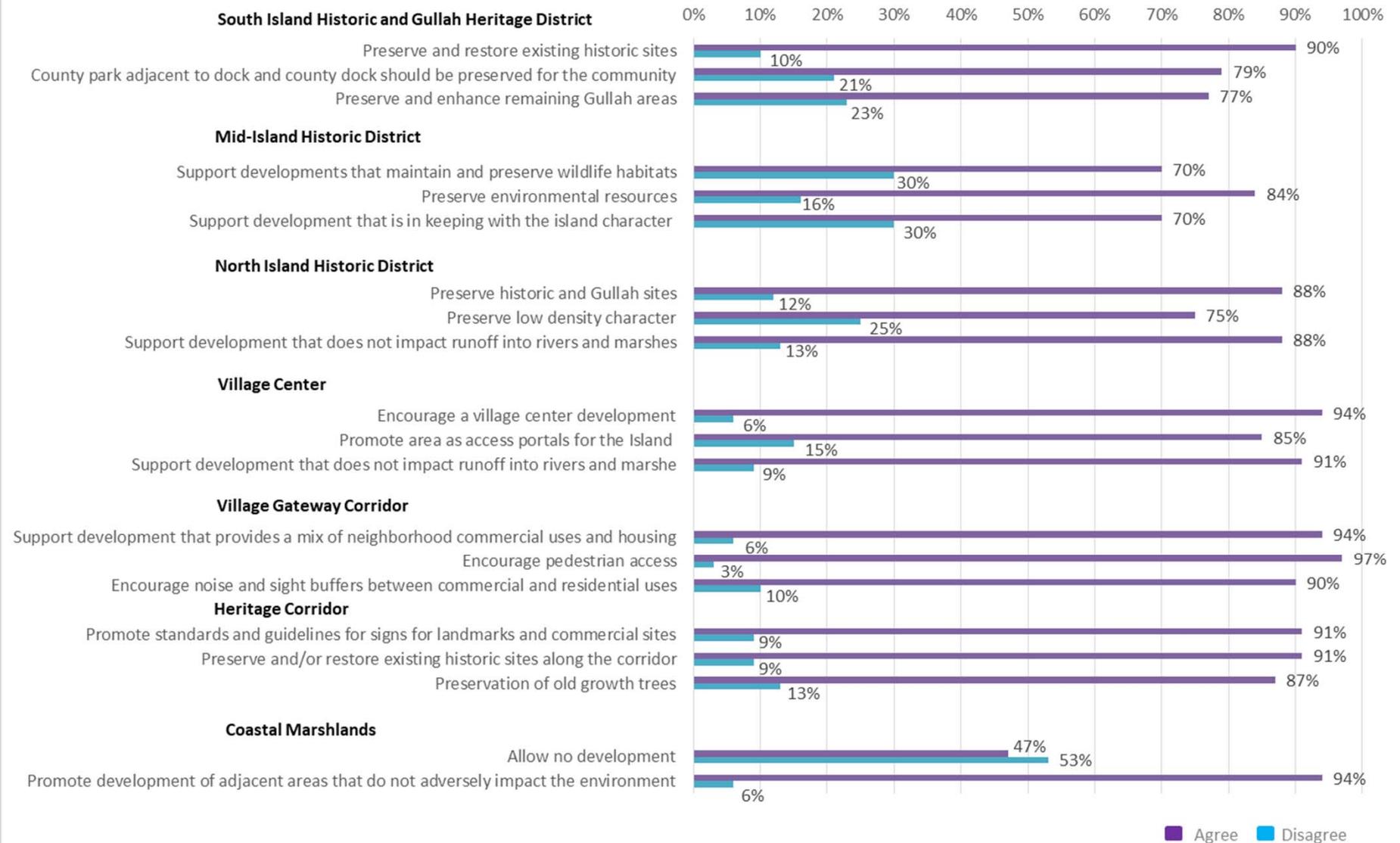
COMMENTS: CHARACTER AREA DENSITIES

South Island Historic District and Gullah Heritage Sub-District
2 or 3 per acre is fine
Mid-Island Historic District
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
North Island Historic District
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
Village Center
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)

Village Gateway Corridor
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
Heritage Corridor
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

South Island Historic and Gullah Heritage District
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

Mid-Island Historic District
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

North Island Historic District
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

Village Center
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

Village Gateway Corridor
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.
Heritage Corridor
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

Coastal Marshlands
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