



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, February 1, 2016

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.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING – 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. CHAIRMAN'S REPORT
6. PUBLIC COMMENT ON NON-AGENDA ITEMS
7. SOUTHERN BEAUFORT COUNTY/DAUFUSKIE ISLAND PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0076 0000, R800 027 00A 0076 0000, AND R800 027 00A 0076 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD); OWNER/APPLICANT: BLOODY POINT PROPERTIES LLC / AGENT: MARK BAKER, WOOD+PARTNERS INC. ([backup](#)))
8. OTHER BUSINESS
 - A. Next Meeting – Monday, March 7, 2016, at 6:00 p.m.
9. ADJOURNMENT





MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Tony Criscitiello, Planning Director
DATE: January 4, 2016
SUBJECT: Request to Amend the Bloody Point PUD, Daufuskie Island

A. BACKGROUND:

Case No. ZMA-2015-15
Applicant/Owner: Bloody Point Properties, LLC/ Mark Baker
Property Location: Daufuskie Island
District/Map/Parcel: R800-027-00A-0076, 0078, 0085, and 0092
Property Size: 180 acres (includes golf course and supporting community amenities) within a 337-acre PUD
Future Land Use Map: Neighborhood/Mixed-Use
Current Zoning District: Planned Unit Development (PUD)
Proposed Zoning District: PUD – Amended

B. SUMMARY OF REQUEST:

The Bloody Point (Daufuskie Island Club) PUD was approved by Beaufort County in 1989. Through subsequent amendments, this PUD is currently approved as shown on the attached Master Plan, dated July 23, 2007, for 199 single-family dwelling units (0.6 du/ac gross), 7,500 sq. ft. of commercial space, a cemetery, and an 18-hole golf course and supporting club facilities.

The owner of 180 acres of this PUD, which includes the golf course and amenities, would like to amend the Master Plan to redevelop the golf course and club area into two districts: (1) an “Inn District” that would include a 120-room inn and 50,000 sq. ft. of commercial space, and (2) a “Residential/Hospitality District” that would permit 150 single-family, duplex, and triplex units scattered throughout the current golf course. These units may also be converted to hospitality units for use with the inn.

C. ANALYSIS: Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

- 1. Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***

The Bloody Point PUD is designated Neighborhood/Mixed Use on the Beaufort County Future Land Use Map (2010). This category is primarily intended for residential development at modest densities with supporting neighborhood retail establishments. It includes all of the existing PUDs on Daufuskie Island.

In the Daufuskie Island Plan (2011), which is an appendix of the Comprehensive Plan, Bloody Point, Melrose and Haig Point PUDs (see attached Sector Analysis Zone map), are identified as being within a G5 Conventional Infill / Retrofit Sector. This sector is intended over time to retrofit conventional residential and commercial developments into transect-zoned, pedestrian-friendly developments that blend into the rest of the island.

The Island's vision as it is established in the Plan is attached. It essentially calls for traditional settlement patterns and architecture in keeping with a rural coastal island and National Historic District. Development is to be concentrated around two ferry embarkation sites. To have the proposed residential units spread out along the golf course area in a meandering fashion instead of a rigid lot pattern will give the new development a semi-rural, village-like character, which is more in keeping with the spirit of the Daufuskie Island Plan. The proposed residential density for these 180 acres is one unit per acre (gross), which is consistent with the rural-zoned areas of the Island.

2. *Is not in conflict with any provision of this Development Code, or the Code of Ordinances.*

The proposal does not conflict with the CDC or Code of Ordinances.

3. *Addresses a demonstrated community need.*

The proposal does not address a demonstrated community need.

4. *Is required by changing conditions.*

The application states that the golf course is currently "under-performing," and that the proposed amendment will "help enhance [property] values." The application does not make the case that this proposal is required by changing conditions.

5. *Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.*

The property subject to this request is located in the center of the Bloody Point PUD. It is bounded on the west by Mungen Creek, on the north by Pappy's Landing Road and residential lots along River Road (typically ½-ac), on the east by Beach Road, and on the southeast by residential lots along Fuskie Lane (typically ½-ac) and ocean-front lots (typically 1 ½-ac). The proposed development would consist of a 120-room inn, and single-family, duplex, and triplex units on minimum 3,000 sq. ft. lots, which is a substantial change from what is currently platted and developed. The applicant mitigates some of these incompatibilities by providing "generous internal open spaces," which includes greenways, lagoons, and tidal marshes separating existing single-family lots from the proposed development. The applicant has agreed to follow the existing Architectural Review Board

Guidelines for Bloody Point with the exception of building sizes and amount of open space. The application includes a letter from the Bloody Point Club Property Owners Association in support of the proposed amendment to the PUD.

6. *Would not adversely impact nearby land.*

See response to item #5.

7. *Would result in a logical and orderly development pattern.*

The proposed changes to the development plan are in keeping with the “resort” character of the Bloody Point development. The proposed clustering of small units throughout the golf course property will enhance the eventual conversion of this development to transect zones and a pedestrian-friendly environment as envisioned in the Daufuskie Island Plan.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Per Section 1.6.60 of the CDC, any development within Bloody Point PUD will be required to comply with all current County stormwater and resource protection standards. Based on the information presented in the application, the proposed development is determined not to have adverse impacts on the environment.

9. *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.*

The County Traffic and Transportation Engineer determined that a TIA is not necessary as the development is self-contained and will generate very little traffic of consequence. The application states that boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. Transportation within Bloody Point is largely via golf carts, bicycles, and walking paths.

D. RECOMMENDATION:

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends approval of the requested amendment to the Bloody Point PUD with the following conditions:


E. ATTACHMENTS:

1. Rezoning Application
2. Zoning Map
3. Bloody Point PUD Master Plan

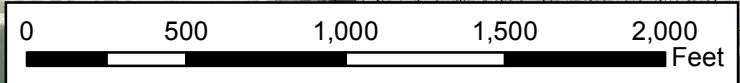
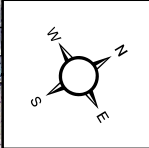
Amendment to the Bloody Point Planned Unit Development (PUD)
to include R800 027 00A 0076 0000, R800 027 00A 0078 0000,
R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (a
179.99-acre portion of the 337.1-acre tract)

Prepared by Beaufort County GIS Division

Map Generated December 14, 2015

 Amendment Parcels

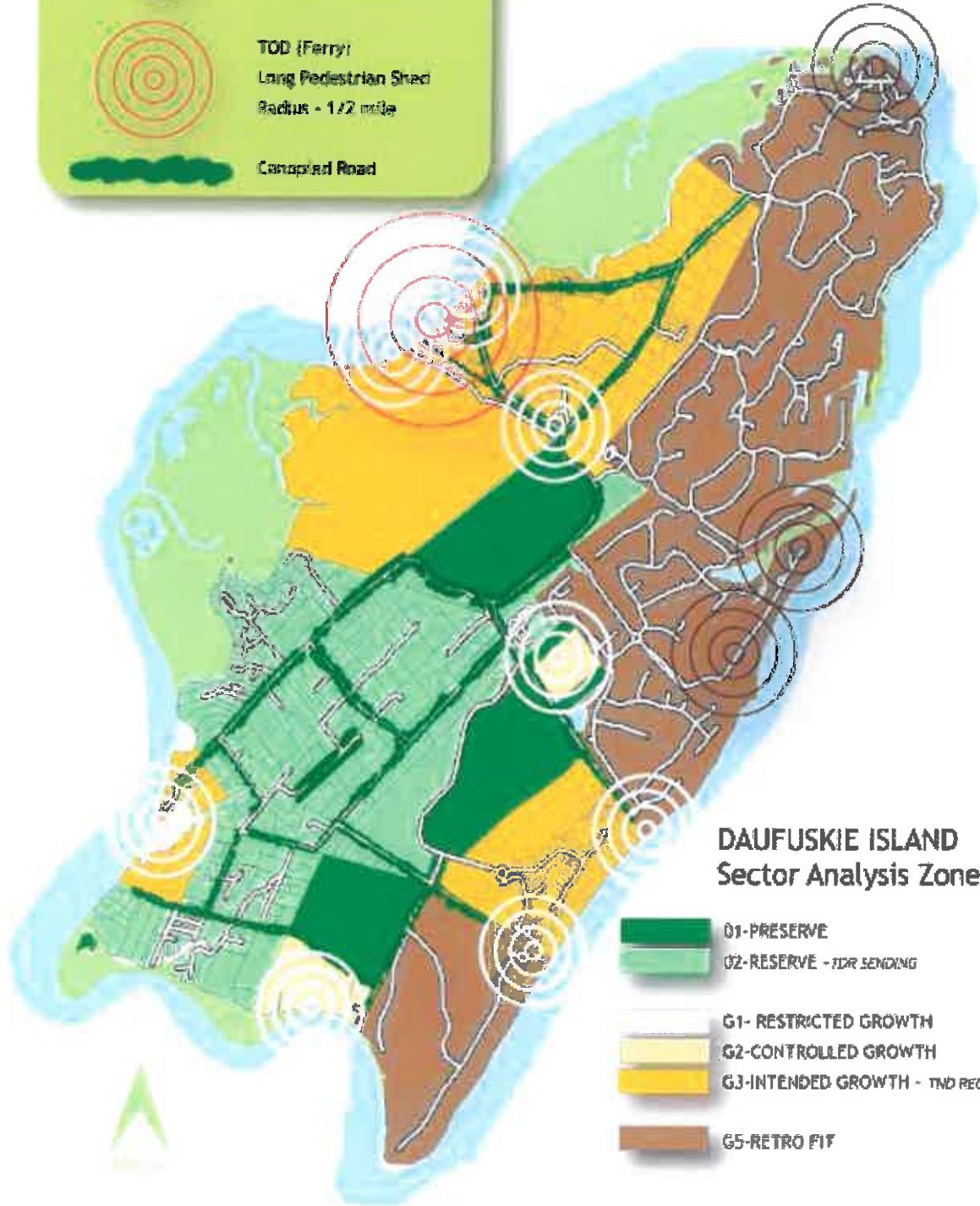
Mungin Creek




 TND with Standard Pedestrian Shed
 Radius = 1/4 mile


 TOD (Ferry) Long Pedestrian Shed
 Radius = 1/2 mile


 Conceptual Road



**DAUFUSKIE ISLAND
Sector Analysis Zones**

-  D1-PRESERVE
-  D2-RESERVE - TDR SENDING
-  G1-RESTRICTED GROWTH
-  G2-CONTROLLED GROWTH
-  G3-INTENDED GROWTH - TND RECEIVING
-  G5-RETRO FIT

Sector Analysis Zones

Chapter Two "Island Vision" includes (9) Sections that comprise the overall vision and accompanying Objectives for the Plan. If accomplished, the Objectives will significantly aid in the Island's ability to sustain itself and thrive.



Development Patterns

Preserve Land and Promote Traditional Development Patterns



Ferry Service

Establish Intense Development Around Ferry Embarkation Sites and Improve Service

Island Transportation

Improve Transportation Infrastructure in a Contextual Manner



Tourism & Wayfinding

Cross-Promote Tourism Interests & Improve Wayfinding Infrastructure



Historic Resources

Heighten Historic Preservation And Land Conservation Efforts



Housing

Increase Opportunities For Obtainable Housing



Civic Sites

Create Small Gathering Places and Significant Civic Spaces Across the Island



Economy

Expand the Economy while Promoting Additional Means of Control and Oversight



Sustainability

Establish Sustainable Benchmarks and Targets

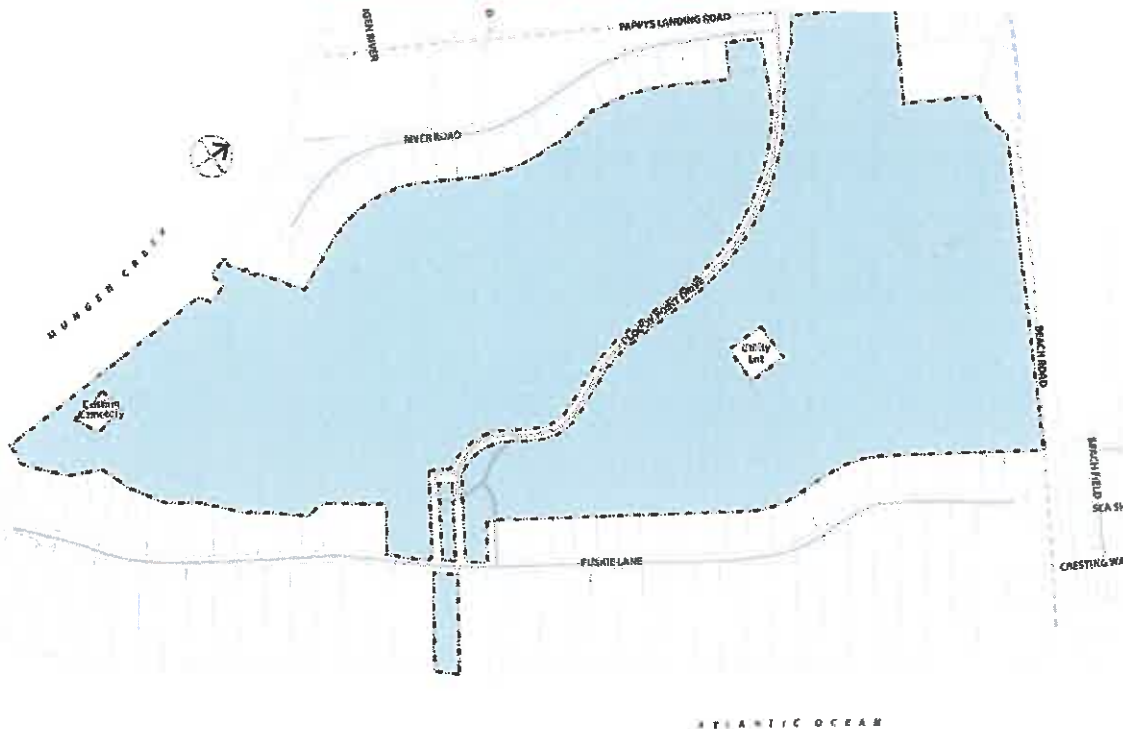
BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015

REVISIONS for Planning Department Binders

Submitted: December 9, 2015



PREPARED FOR
Bloody Point Properties, LLC

McCARTHY
GROUP FLORISTS.COM



Wood+Partners Inc. WPI
Landscape Architects
Land Planners

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**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA
Submitted: November 24, 2015**

Revisions List

November 30, 2015

- Narrative
 - Section 17, ARB Guidelines, *Building Setbacks & Height Restrictions* table
 - Single Family Detached and Attached Minimum Lot Width changed to 50-feet from 75-feet.
 - Single Family Detached and Attached Maximum Density changed to 1 DU/Acre from 2DU/Acre.
- Exhibit A, Bloody Point Existing Conditions Map
 - Key: No changes.
 - Map: Delineations for flood zones were updated per FEMA FIRM map # 450025-0138-D, revised 9/29/1986.
 - Map Labels: Verified for correct base flood elevations per FEMA FIRM map # 450025-0138-D, revised 9/29/1986.
- Exhibit C, Bloody Point Proposed Land Use Map
 - Key: Density revised to 1 DU/Acre from 2DU/Acre.
 - Map: No changes.
 - Map Labels: No changes.

December 3, 2015

- Table of Contents
 - Application added
 - Application Attachments added
- Narrative
 - Section 17, ARB Guidelines, *Building Setbacks & Height Restrictions* table
 - Single Family Detached and Attached Maximum Height changed to 36-feet from 44-feet.

December 8, 2015

- Narrative
- Exhibit B, Bloody Point Conceptual Master Plan
 - Key: Bike Trails added to Open Space label.
 - Map: Open space envelope adjacent to River Road lots expanded to add 5-acres. The proposed road through this area of the plan was re-routed and cottage units were shuffled to accommodate the increased area for open space.
 - Map Labels: Bike Trails added to Open Space labels.
- Exhibit C, Bloody Point Proposed Land Use Map
 - Key: Land Use Type acreage adjusted.
 - Res/ Hospitality, Inn and ROW updated to 112 acres from 117 acres.
 - Tidal marsh Lagoons and Open Space updated to 68 acres from 63 acres.
 - Map: Land Use areas updated to reflect changes noted above in the Conceptual Master Plan.

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

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2. Exhibits

Exhibit A Existing Conditions

1. Bloody Point Existing Conditions Plan
2. Stormwater Master Plan for Daufuskie Island Resort Planning District (2006)
3. Water Distribution Master Plan for Daufuskie Island Resort Planning District (2006)
4. Wastewater Management Master Plan for Daufuskie Island Resort Planning District (2006)

- Exhibit B Site Plans
 - 1. Bloody Point Conceptual Master Plan
 - 2. Aerial with Proposed Roads Overlay
- Exhibit C Proposed Land Use Plan
- Exhibit D Boundary Survey
 - 1. Bloody Point Boundary Survey (1988)
 - 2. Bloody Point Project Parcels Map
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 - 1. Existing Lots, Roads, Rights-of-Way and Land Uses Map
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 - 2. Bloody Point LiDAR Contours
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- Exhibit I Bloody Point Wastewater Master Plan
- Exhibit J Letters of Utility Capability and Intent to Serve
 - 1. Power and Gas, SCE&G
 - 2. Water and Sewer, Daufuskie Island Utility Company
 - 3. Fire Department, Daufuskie Island Fire District
 - 4. Phone, Hargray
 - 5. Solid Waste, Dolphin Shared Management Services, LLC
- Exhibit K Agency Letters
 - 1. Bloody Point Club Property Owners Association

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

1. This is a request for a change in the (check as appropriate):

<input type="checkbox"/> Zoning Map Designation/Rezoning	<input checked="" type="checkbox"/> PUD Master Plan Change	<input type="checkbox"/> Community Development Code Text
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2. Give exact information to locate the property for which you propose a change:
 Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): See List Section 9
 Size of subject property: 179.99 Acres Square Feet / Acres (circle one)
 Location: Bloody Point, Daufuskie Island, SC

3. How is this property presently zoned? (Check as appropriate)

<input type="checkbox"/> T4NC Neighborhood Center	<input type="checkbox"/> T2RC Rural Center	<input type="checkbox"/> C3 Neighborhood Mixed Use
<input type="checkbox"/> T4HC Hamlet Center	<input type="checkbox"/> T2RN Rural Neighborhood	<input type="checkbox"/> C4 Community Center Mixed Use
<input type="checkbox"/> T4HCO Hamlet Center-Open	<input type="checkbox"/> T2RNO Rural Neighborhood Open	<input type="checkbox"/> C5 Regional Center Mixed Use
<input type="checkbox"/> T4VC Village Center	<input type="checkbox"/> T2R Rural	<input type="checkbox"/> S1 Industrial
<input type="checkbox"/> T3N Neighborhood	<input type="checkbox"/> T1 Natural Preserve	<input checked="" type="checkbox"/> Planned Unit Development PUD
<input type="checkbox"/> T3HN Hamlet Neighborhood	<input type="checkbox"/> Community Preservation	(specify) <u>Amendment to PUD</u>
<input type="checkbox"/> T3E Edge	(specify) _____	

4. What new zoning do you propose for this property? See attached Narrative Statement
 (Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? Yes No
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the Power of Attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Community Development Code (CDC) text, the section(s) affected are: _____
 (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply.

<input type="checkbox"/> MCAS-AO Airport Overlay District/MCAS	<input type="checkbox"/> CFV Commercial Fishing Village
<input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County	<input type="checkbox"/> TDR Transfer of Development Rights
<input type="checkbox"/> CPO Cultural Protection	<input type="checkbox"/> PTO Place Type Overlay

8. The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs) and Rezoning that will generate 50+ peak hour trips.
 - e. Division 7.3.50, Place Type Overlay (rezoning).

9. Explanation (continue on separate sheet if needed):

Please refer to the attached Narrative Statement for more information.

Parcel Numbers: R800 027 00A 0076 0000

R800 027 00A 0078 0000

R800 027 00A 0085 0000

R800 027 00A 0092 0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

11/18/15
Date

Signature of Owner (see Item 5 on page 1 of 1)

Printed Name: Brian McCarthy Telephone Number: (770)777-1167

Address: 9390 Old Southwick Pass, Alpharetta, GA 30022

Email: mccarthyflowerspa@aol.com

Agent (Name/Address/Phone/email): Mark Baker, Wood+Partners Inc., (843)681-6618
PO Box 23949, Hilton Head Island 29925, mbaker@woodandpartners.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:



ZMA-15

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

NARRATIVE STATEMENT

A. The Property

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as "Daufuskie". The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy's Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy's Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy's Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to *Exhibit A, Existing Conditions*.

B. Intent of the Planned Unit Development Zoning Map Amendment

For this section, please refer to documents in *Exhibit B, Site Plans*.

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed conceptual master plan, *Exhibit B*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 150 dwelling units. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 120 rooms and up to 50,000 sf of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.

C. Master Plan

1. Proposed Arrangement of Land Uses

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

2. Boundary Survey

Owner will be required to complete boundary survey prior to developing parcels.

Refer to *Exhibit D, Boundary Survey* for supporting documents.

3. Adjacent Parcel Land Uses

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

4. Site Plan

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

5. Topographic Survey

Refer to documents in *Exhibit F, Topographic Survey*.

6. Existing & Recorded Streets

Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses* and *Exhibit K, Number 8, letter* from Bloody Point Club Property Owners Association, and *Exhibit B, Bloody Point Conceptual Master Plan*.

7. Existing & Recorded Lots

Refer to documents in *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

8. Proposed Land for Public Facilities

N/A.

9. Proposed Street Layout

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

11. Stormwater Management, Water & Sewer Plans

a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to *Exhibit G, Bloody Point Drainage Master Plan*.

b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10", 8", and 6" diameter water mains located generally within road right-of-ways.

Refer to *Exhibit H, Bloody Point Water Master Plan*.

c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer from an existing pump station and proposes the addition of on\

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to *Exhibit I, Wastewater Master Plan*.

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to *Exhibit K, Agency Letters*.

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

- a. Building sizes for single family detached and attached dwelling units shall be minimum 850 square feet per unit.
- b. Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
- c. Inn or hotel room sizes will be provided by the Owner prior to development.
- d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44'	n/a

Note: Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

18. Letters of Utility Capability and Intent to Serve

Refer to *Exhibit J, Letters of Utility Capability and Intent to Serve.*

19. Statement Describing Character of and Rationale for PUD

Refer to *Narrative Section B, Intent of the Planned Unit Development Zoning Map Amendment.*

20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

Refer to *Exhibit K, Number 8, letter from Bloody Point Club Property Owners Association.*

END OF NARRATIVE

EXHIBIT A

Existing Conditions Exhibits:

1. Bloody Point Existing Conditions Plan

Dated: November 30, 2015

Full size copy has been submitted separately.

2. Stormwater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

3. Water Distribution Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

4. Wastewater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.



Key

- Parcels
- Existing Buildings
- Flood Zone AE
- Flood Zone VE
- AE 16 Flood Zone Label**
Note: Number indicates FEMA base flood elevation (BFE).
- Top of Lagoon Bank
- Approximate Lagoon Water Line
- Approximate Tidal Marsh Line
- Topographic Contour Line
- Paved Streets and Roads
- Unpaved Streets and Roads

EXHIBIT A

0 100 200 400 600 800 FT

1 inch = 200 Feet November 30, 2015

**STORMWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY



50 PARK OF COMMERCE WAY
POST OFFICE BOX 3777
SAVANNAH, GA 31402-2777 (912)234-5100
CHARLESTON, SC - MYRTLE BEACH, SC

NOVEMBER 2006

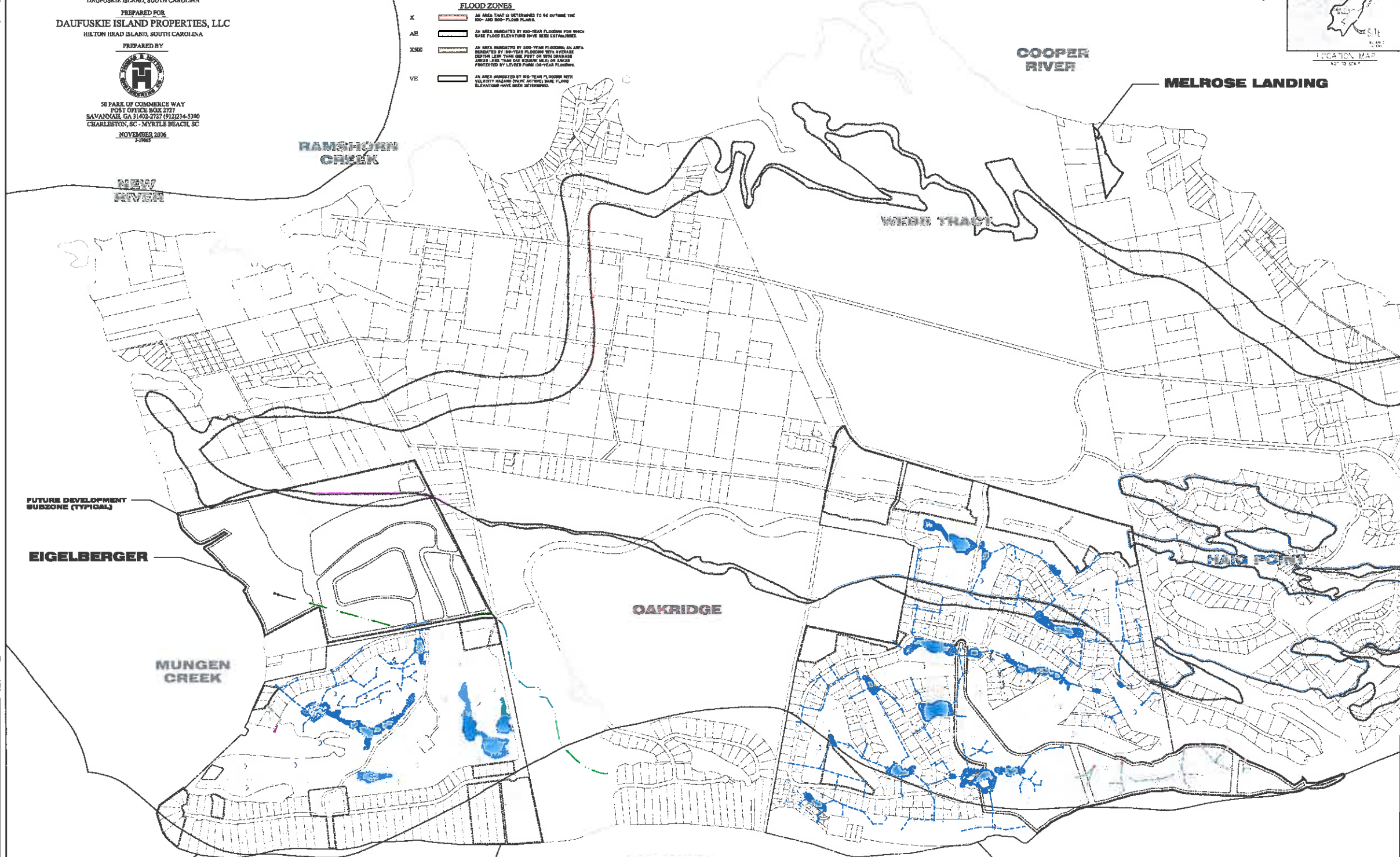
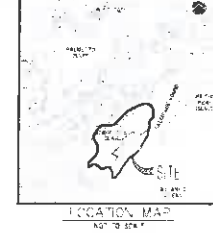
21062

LEGEND

PIPE		
DITCH		
GRATE INLET		
STORM MANHOLE		
YARD INLET		
OUTFALL STRUCTURE		
FLOOD ZONE BOUNDARY		

FLOOD ZONES

X		AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 500- AND 100-YEAR FLOODS
AR		AN AREA IMAGATED BY 100-YEAR FLOODING FOR WHICH SAFE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED
X500		AN AREA IMAGATED BY 500-YEAR FLOODING, AN AREA IMAGATED BY 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE FOOT, OR WITH SWELLING HEIGHTS LESS THAN ONE FOOT, OR AN AREA PROTECTED BY LEVEES FROM 100-YEAR FLOODING
V2		AN AREA IMAGATED BY 100-YEAR FLOODING WITH VELOCITY HAZARD DATA, ACTUAL BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED



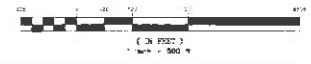
BLOODY POINT

FUTURE DEVELOPMENT ZONE, TYPICAL

ATLANTIC OCEAN

MELROSE

EXHIBIT A
GRAPHIC SCALE



NOTE
THIS DOCUMENT IS SCHEMATIC IN NATURE. THE INFORMATION SHOWN IS AS WAS DESIGNED AND PERMITTED. RECORD DRAWINGS DO NOT EXIST FOR THIS SYSTEM.

**WATER DISTRIBUTION MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY



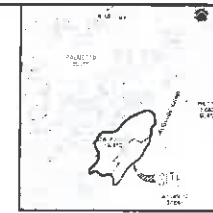
50 PARK OF COMMERCE WAY
POST OFFICE BOX 1777
SAVANNAH, GA 31402-2777 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC

NOVEMBER 2006

71002

LEGEND

- 2" WATER MAIN
- 4" WATER MAIN
- 6" WATER MAIN
- 8" WATER MAIN
- 10" WATER MAIN
- 12" WATER MAIN
- POTABLE WELL
- FIRE HYDRANT
- YARD HYDRANT
- VALVE
- MELROSE UTILITY CO. SERVICE AREA



NOTE:
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DESIGNED
AND PERMITTED. RECORDED DRAWINGS DO NOT
EXIST FOR THE SYSTEM.



**WASTEWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
MILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY



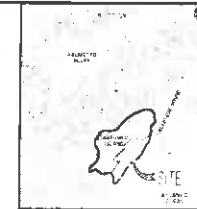
50 PARK OF COMMERCE WAY
POST OFFICE BOX 3777
SAVANNAH, GA 31402-2727 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC

NOVEMBER 2006

PLAN

LEGEND

- GRAVITY SEWER
- 10" EFFLUENT MAIN
- 1 1/2" FORCE MAIN
- 2" FORCE MAIN
- 2 1/2" FORCE MAIN
- 3" FORCE MAIN
- 4" FORCE MAIN
- 6" FORCE MAIN
- 8" FORCE MAIN
- MANHOLE
- JUNCTION
- IRRIGATION PUMP STATION
- PUMP STATION
- MELROSE UTILITY CO.
SERVICE AREA



NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DESIGNED
AND FORGETTEN. RECORD DRAWINGS DO NOT
EXIST FOR THE SYSTEM.



EXHIBIT B

Site Plan Exhibits:

1. Bloody Point Conceptual Master Plan

Dated: December 8, 2015

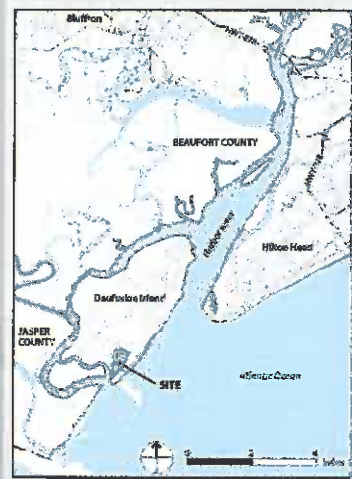
Full size copy has been submitted separately.

2. Aerial with Proposed Roads Overlay

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



Vicinity Map



Key

Development Areas

- (A) Inn District**
 - 120 Rooms, 3 Story Inn with Existing Osprey Cottage
 - Renovated Cart Barn
 - Mix of Village Residential Product
 - 50,000 SF Commercial
- (B) Commercial Nature Center**
 - Kayak Launch to Blueway
 - Community / Resort Kayak Storage
 - Nature & Interpretive Center
 - Potential Commercial Opportunities
- (C) Commercial Beach Club & Resort Pool**
 - Pool Bar & Grill
 - Resort Style Pool w/ Spa and Splash Pad
 - Event Lawn for Weddings
 - Potential Commercial Space
- (D) Tennis**
- (E) Western Marsh & Wetland Cottages**
 - Mix of Residential Product with Tree'd Sites and Views of Marsh and Wetlands
- (F) Commercial Greeters Camp & Public Dock**
 - Re-worked Public Dock
 - Greeters Cottage
 - Cart Storage Building
- (G) Waterside Cottages**
 - Clustered Cottage Product
 - Oriented to Internal Water and Marsh Views
- (H) Meadow & Woodland Cottages**
 - Mixed Residential Product with Meadow and Wooded Site Orientation
- (I) Grand Lawn Cottages**
- (J) East Lagoon Cottages**
 - Mixed Residential Products with Blueway Site Orientation
- (K) Vineyard Cottages**
 - Residential Product with Vineyard Orientation

Residential/ Hospitality Land Use

- Residential Single Family Unit or Hospitality Casita
- Residential Duplex Single Family Attached Unit or Hospitality Casita
- Residential Triplex Single Family Attached Unit or Hospitality Casita

EXHIBIT B

0 100 200 400 600 800 Ft

1 inch = 200 Feet December 8, 2015



EXHIBIT B

AERIAL
BLOODY POINT
DAUFUSKIE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



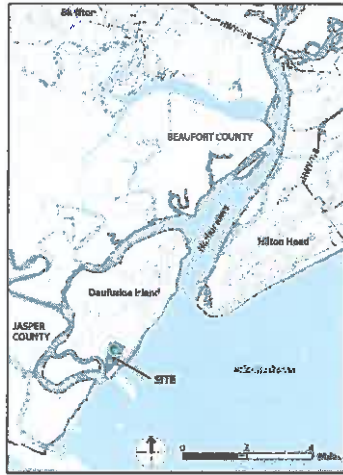
JOB NO: J-23874.0000	DATE: NOVEMBER 16, 2015
DRAWN: NSH	SCALE: 1" = 200'
REVIEWED: NSH	SHEET:

EXHIBIT C

Proposed Land Use Plan

Dated: December 8, 2015

Full size copy has been submitted separately.



Vicinity Map



Key

- Project Boundary
- Adjacent Parcels
- Approximate Existing Lagoon
- Approximate Existing Tidal Marsh
- Proposed Streets and Roads
- Existing Paved Streets and Roads
- Existing Unpaved Streets and Roads

Proposed Land Use

- Linear Park, Open Space & Bike Trails
- Inn and Residential/Hospitality Districts
- Proposed Rights-of-Way
- Inn District

Land Use Type	Approx. Area (acres)
Residential/Hospitality District	
Inn District	112+/-
Rights-of-Way	
Open Space	
Tidal Marsh	68+/-
Lagoons	
Linear Parks & Open Space	
TOTAL	179.99+/-

Note: Maximum Density 1 DU per Acre

District	Units
Residential/Hospitality	150 DU
SF-Detached	25 DU
SF-Attached Duplex	50 DU
SF-Attached Triplex	75 DU
Inn District	120 Rooms
Commercial	50,000 Square Feet

EXHIBIT C

0 100 200 400 600 800 Ft
1 inch = 200 Feet December 8, 2015

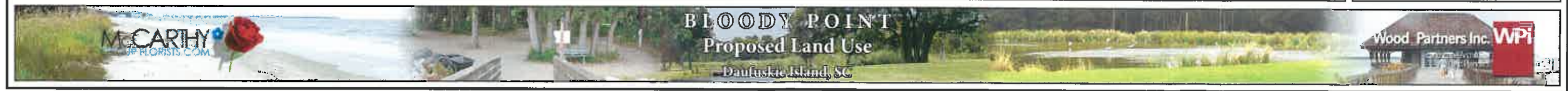


EXHIBIT D

Boundary Survey Exhibits:

1. Bloody Point Boundary Survey

Prepared by: Southeastern Surveying, Inc.

Dated: 1988

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point Project Parcels Map

Dated: November 24, 2015

Full size copy has been submitted separately.

3. Deed for Bloody Point Properties, LLC

Dated: July, 2011

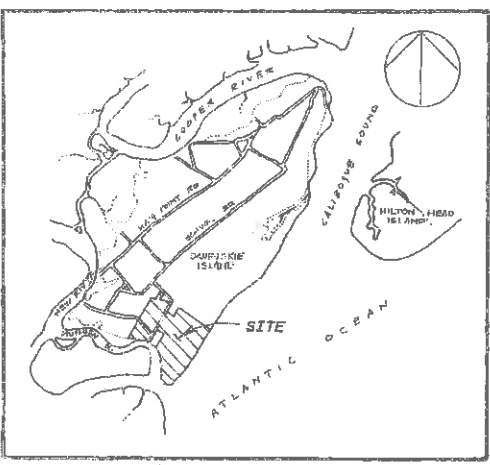
Deed Book 3082, Page 1981.

Has remained unchanged.

(6 pages)

LINE DATA

LINE	BEARING	DISTANCE
1	N 24°58'00"E	33.09
2	N 25°10'01"E	319.89
3	N 26°25'49"E	228.85
4	NOT USED	
5	N 26°15'03"E	429.82
6	N 27°07'08"E	51.34
7	N 28°23'58"E	383.80
8	N 28°52'15"E	43.23
9	N 25°45'58"E	302.01
10	N 28°13'01"E	216.39
11	S 81°57'58"E	70.00
12	S 77°41'24"E	237.86
13	S 81°09'45"E	185.49
14	NOT USED	
15	S 84°52'12"E	278.75
16	S 34°05'08"W	150.50
17	S 37°52'42"W	58.34
18	S 30°14'43"W	50.39
19	S 29°21'15"W	300.28
20	S 83°23'49"E	189.08
21	S 02°13'55"E	308.46
22	N 28°09'58"E	348.81
23	N 28°13'38"E	220.57
24	S 88°23'03"E	74.31
25	S 34°02'41"W	213.65
26	S 34°02'41"W	315.88
27	S 32°28'08"W	309.18
28	S 33°09'25"W	241.88
29	S 33°18'18"W	465.41
30	S 53°08'25"W	348.38
31	S 87°01'08"W	142.52
32	S 80°59'55"W	375.33
33	S 85°30'05"W	89.51
34	N 80°08'11"W	105.98
35	N 87°05'16"W	283.68
36	N 82°01'21"W	139.30
37	N 04°33'25"E	487.58
38	N 47°54'34"E	45.20
39	N 44°43'20"E	40.30
40	N 06°55'08"E	86.28
41	N 12°39'01"W	188.14
42	N 05°49'57"E	88.14
43	N 21°47'38"W	218.70
44	N 06°38'43"W	192.80
45	N 08°59'11"E	154.20
46	N 39°41'58"E	108.30
47	N 42°54'00"E	308.75
48	N 19°15'01"W	280.80
49	S 83°35'07"W	290.57
50	N 29°37'02"W	350.46
51	N 28°30'30"W	87.67
52	N 24°43'48"W	230.35
53	N 43°14'24"W	47.08
54	N 28°41'08"E	85.02
55	S 30°10'48"W	245.25
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60	S 30°10'48"W	245.25
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87	S 30°10'48"W	245.25
88	S 30°10'48"W	245.25
89	S 30°10'48"W	245.25
90	NOT USED	
91	S 30°09'01"W	18.38
92	THRU 108' NOT USED	
107	N 61°08'21"W	219.03
108	N 77°39'25"W	154.52
109	N 78°11'57"E	131.04
110	S 19°40'18"E	187.01
111	S 85°57'44"W	145.53
112	N 09°21'22"W	188.74



REFERENCES

- "PLAT OF BLOODY POINT PLANTATION" BY BARRETT & EXLEY, INC., DATED SEPTEMBER, 1974.
- MAP OF "BLOODY Pt. PLANTATION" BY ARTHUR O. CHRISTENSEN DATED SEPTEMBER, 1, 1981. RECORDED IN S.D.C. PLAT FILE #159, BEAUFORT COUNTY COURTHOUSE.
- "SURVEY PLAT OF THE EIGELBERGER TRACT" BY ENGINEERING AND CONSTRUCTION SERVICES, INC. DATED MAY, 1975.
- MAP OF "EIGELBERGER OR UKLAHN PLANTATION" BY ARTHUR O. CHRISTENSEN, DATED APRIL 19, 1982. RECORDED IN S.D.C. PLAT FILE #435, BEAUFORT COUNTY COURTHOUSE.
- MAP OF "SITES FOR BEACHES OF THE BLOODY POINT RANGE" SURVEYOR AND DATE UNKNOWN. RECORDED IN DEED BOOK 13 PAGE 25, BEAUFORT COUNTY COURTHOUSE.
- PLAT OF "S 10 ACRES OF BLOODY POINT PLANTATION" BY NIELS CHRISTENSEN III, DATED MARCH 28, 1988. RECORDED IN DEED BOOK 493 PAGE 2011 BEAUFORT COUNTY COURTHOUSE.
- PLAT OF "PARCELS 1, 2 & 3" BY THOMAS S. RICHARDSON, DATED JUNE 14, 1985. RECORDED IN DEED BOOK 444 PAGE 1213 BEAUFORT COUNTY COURTHOUSE.
- PLAT PREPARED AT THE REQUEST OF HARRIS PARKER BY FORREST BAUSHMAN, DATED MARCH 11, 1989.
- "PLAT OF THE PROPERTY OF S.H. BOSTWICK" BY COASTAL SURVEYING CO., INC., DATED MAY 2, 1980.

ACREAGE CHART

TRACT A	1.98
TRACT B: EIGELBERGER	199.28
TRACT C: BLOODY POINT	330.48
TRACT D: MORRISON	10.00
TOTAL	541.74

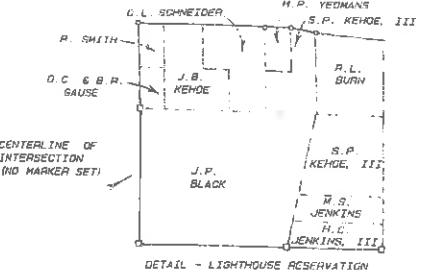
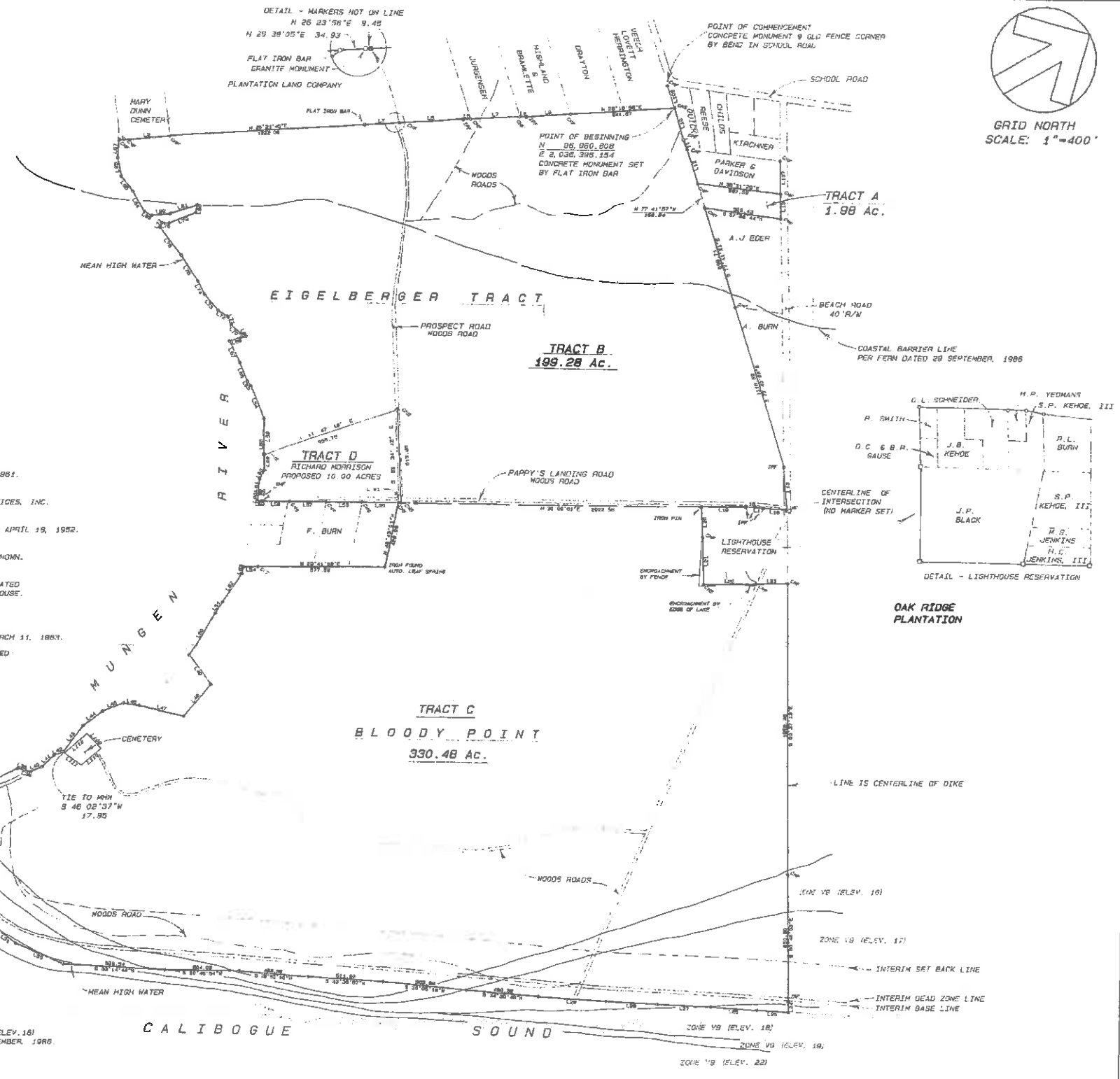
NOTES

- COORDINATED BASED ON SOUTH CAROLINA STATE GRID, SOUTH ZONE.
- SETBACK LINE BASED ON AN ESTIMATED ANNUAL EROSION RATE OF 8.4 FEET/YEAR TIMES 40 YEARS PER NOAA/NWS HISTORICAL SHORELINES FOR THE TIME PERIOD 1954-1983.
- THIS SHORELINE LIES 14 ZONES (Z. 17 (ELEV. 14), 17 (ELEV. 15), 17 (ELEV. 16), 17 (ELEV. 17), 17 (ELEV. 18), 17 (ELEV. 19), 17 (ELEV. 20), 17 (ELEV. 21), 17 (ELEV. 22)) PER PERM DATED 29 SEPTEMBER, 1988.
- LOCATION AND SIZE OF CEMETERY DETERMINED BY FIELD OBSERVATION.
- LOCATION AND CONFIGURATION OF WOODS ROADS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED AS OF THIS DATE.

THE LOCATIONS OF THE INTERIM BASE, DEAD ZONE AND SET BACK LINES SHOWN ARE SUBJECT TO REVIEW AND REVISION AND ARE NOT TO BE INTERPRETED AS OFFICIAL. THEY ARE INTERIM AS AN AID TO SITE PLANNING.

LEGEND

- IPF IRON PIPE (OR PIN) FOUND
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- MHW MEAN HIGH WATER (3.3' MEAN SEA LEVEL)
- OLD WOODS ROAD



SOUTHEASTERN SURVEYING, INC.
 PO BOX 7228 HILTON HEAD ISLAND, SC 29938
 (803) 785-6003

MELROSE

PLAT OF THE LANDS OF THE ESTATE OF MORTON DEUTSCH AND SURFSIDE DEVELOPMENT COMPANY TOTALING 541.74 ACRES

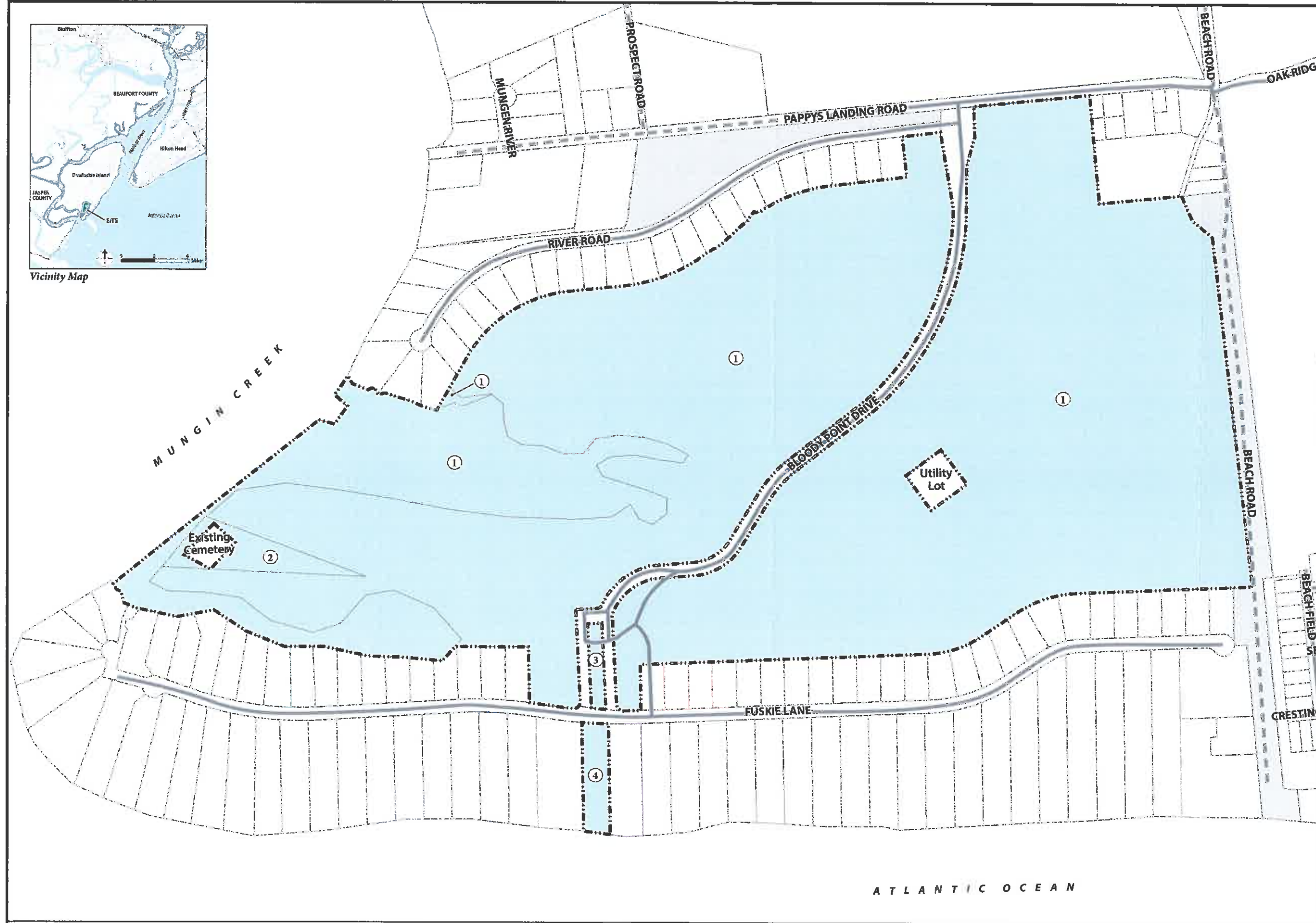
PREPARED FOR:
 THE BLOODY POINT LIMITED PARTNERSHIP
 P.O. BOX 6779
 HILTON HEAD ISLAND, S.C. 29938

DATE:
 23 MARCH, 1988
 DRAWN BY: DON
 CHECKED BY: [Signature]
 REVISIONS:
 1. 30 APRIL 1988
 2. 22 APRIL 1988
 3. 27 APRIL 1988
 4. 7 MAY 1988
 5. 19 MAY 1988
 6. 8 JUNE 1988
 7. 21 JULY 1988

SHEET 1 OF 1
EXHIBIT D

MATTHEW N. DRAWFORD, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1/20000.

S.C. RES. No. 9788
 NOT VALID UNLESS EMBOSSED WITH SEAL



- Key**
- Project Boundary
 - Bloody Point Properties LLC Project Parcels
 - Bloody Point Properties LLC Non-Project Parcels
 - Adjacent Lots
 - Paved Streets and Roads
 - Unpaved Streets and Roads
- Project Parcels**
- ① R800 027 00A 0076 0000
Bloody Point Properties LLC
176.30 Acres
 - ② R800 027 00A 0078 0000
Bloody Point Properties LLC
Approx. 2.0 Acres
 - ③ R800 027 00A 0085 0000
Bloody Point Properties LLC
0.75 Acres
 - ④ R800 027 00A 0092 0000
Bloody Point Properties LLC
0.949 Acres
- TOTAL AREA: +/- 180 ACRES

EXHIBIT D

0 100 200 400 600 800 Ft

1 inch = 200 Feet November 24, 2015



5/11 PB
Ruth
18713

RECORDED
2011 Sep -14 09:31 AM
Sharon Q. Benis
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03082 PGS 1981-1985
FILE NUM 2011045075
09/07/2011 11:05:03 AM
REC'D BY P BAXLEY RCPT# 655747
RECORDING FEES 11.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
TMS: R800-027-000-0022-0000,
R800-027-00A-0076-0000,
R800-027-00A-0078-0000,
R800-027-00A-0085-0000,
R800-027-00A-0087-0000,
R800-027-00A-0092-0000

KNOW ALL MEN BY THESE PRESENTS, THAT I, **BRIAN J. McCARTHY**,
(hereafter the "Grantor") in the State aforesaid, for and in consideration of the sum of
TEN AND 00/100, (\$10.00) DOLLARS AND NO OTHER CONSIDERATION, to me in
hand paid at and before the sealing of these Presents by **BLOODY POINT
PROPERTIES, LLC** (hereinafter the "Grantee") whose address is c/o Brian J.
McCarthy, 9390 Old Southwick Pass, Alpharetta, GA 30022, in the State aforesaid, the
receipt whereof is hereby acknowledged, have granted, bargained, sold and released,
and by these Presents do grant, bargain, sell and release, subject to the easements,
restrictions, reservations, and conditions set forth in the legal description below, unto
the said **BLOODY POINT PROPERTIES, LLC**, its successors and/or assigns, forever,
in fee simple, the following described real property, to-wit:

SEE EXHIBIT "A" attached hereto and incorporated herein.

SAID properties are conveyed subject to all applicable covenants,
conditions, restrictions and easements of record in the ROD Office for
Beaufort County, South Carolina, and to the Beach Act Disclosures
contained in Exhibit "B" attached hereto.

The properties conveyed herein are the same properties conveyed to Brian J. McCarthy by Deed from Daufuskie Island Properties, LLC, dated June 17, 2011 and recorded on June 22, 2011 in Book 3066 at Page 3364 in the Office of the Register of Deeds for Beaufort County, South Carolina.

THE within Deed was prepared in the Law Offices of Ruth, MacNeille & Knudsen, P.A., P.O. Box 5706, Hilton Head Island, South Carolina 29938, by Michael K. Knudsen, Esquire.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and assigns, forever, in fee simple.

AND I, the within Grantor, do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 26th day of July, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

Witness

[Signature]

Notary Witness

[Signature]

Brian J. McCarthy

STATE OF California)
COUNTY OF Contra Costa)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named Brian J. McCarthy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 26th day of July, 2011.
[Signature]
Notary Public
My Commission Expires April 26 15



[Handwritten mark]

EXHIBIT "A"

Parcel I: R800-027-000-0022-0000 (1.98 acres, Tract A, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 1.98 acres, more or less, known and described as Tract "A", Bloody Point on a plat of the Lands of the Estate of Morton Deutsch and Surfside Development Company prepared by Matthew M. Crawford, SCRLS #9756, dated March 25, 1988, last revised July 21, 1988, and recorded July 28, 1988 in the ROD Office for Beaufort County, South Carolina, in Plat Book 35 at Page 223. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel II: R800-027-00A-0076-0000 (176.30 acres, Bloody Point Golf Course)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 176.30 acres, more or less, and being more particularly shown and described as the "Golf Area" on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel III: R800-027-00A-0078-0000 (Riverfront Lot and Cemetery Access)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, shown and described as the "Riverfront Lot III, Cemetery Access and Parking Easement" and Lot III on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel IV: R800-027-00A-0085-0000 (0.75 acres, Parcel H, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, being shown and designated as Parcel "H" containing 0.75 acres and a portion of the right-of-way for Bloody Point Road located to the southwest of Parcel "H" on a plat entitled A Plat of Bloody Point Golf Course & Facilities, prepared by Thomas and Hutton Engineering Co., certified by Boyce L. Young, SCRLS #11079, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 39 at Page 40. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel V: R800-027-00A-0087-0000 (5.63 acres Future Development, River Rd. R/W)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 5.63 acres, more or less, designated as FUTURE DEVELOPMENT and being more particularly shown and described on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990, revised March 27, 1997, and recorded in the ROD Office for Beaufort County, South Carolina, in Plat Book 61 at Page 5. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel VI: R800-027-00A-0092-0000 (Lot A-2, Founders Cottage Tract)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 0.949 acres, more or less, and being more particularly shown and described as Lot A-2 Founders Cottage Tract, a portion of Daufuskie Island Club property on a plat prepared by Boyce L. Young, SCRLS #11079, dated January 31, 1997, and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 6. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

EXHIBIT "B"
BEACH ACT DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. §48-39-330 (1976), as amended, the Seller discloses to the Purchaser that the Property or a portion thereof if or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1977, S.C. Code Ann. §48-39-10 et seq. (1976), as amended by the South Carolina Beach Management Act, S.C. Code Ann. §48-39-270 et seq. (1976) (hereinafter collectively called "the Acts"). The Acts involve, and may subject the Property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline, and has an erosion rate, all as determined by the Office of Ocean and Coastal Resource Management of the South Carolina Department of Health and Environmental Control, formerly the South Carolina Coastal Council (hereinafter, "OCRM"). All or part of the Property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Purchasers' rights to build, repair or rebuild structures on the Property. No structure may be constructed seaward of the setback lines without a permit issued by OCRM. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the Property and the current applicable erosion rate may be obtained from OCRM. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Seller makes no representation to the Purchaser concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the Property, or the accuracy of the foregoing disclosure.

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0076	0000	00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	000	0022	0000	00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0078	0000	00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0085	0000	00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0087	0000	00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0092	0000	00

EXHIBIT E

Existing Lots, Roads, Rights-of-Way and Land Uses Exhibits:

1. Bloody Point Existing Lots, Roads, Rights-of-Way and Land Uses Map

Dated: November 24, 2015

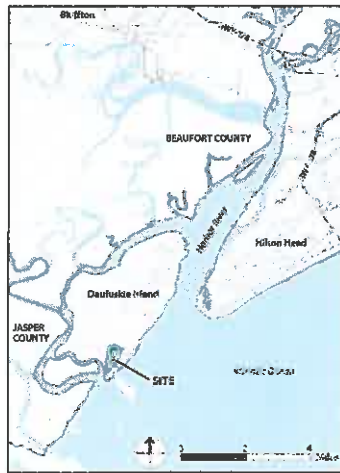
Full size copy has been submitted separately.

2. Adjacent Lots Ownership Key

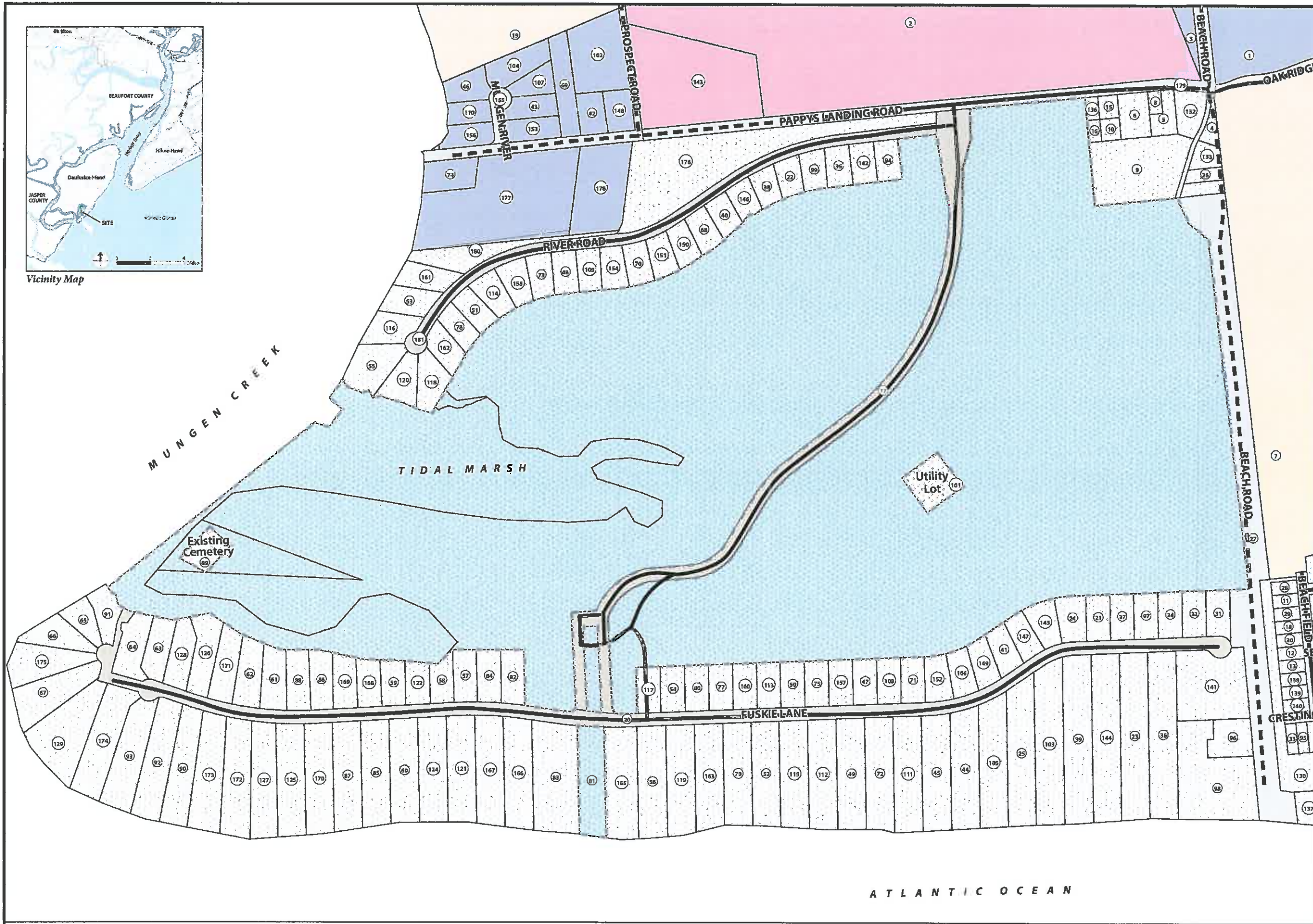
Source: Beaufort County Online GIS Map

Accessed: November, 2015

(3 pages)



Vicinity Map



- Key**
- Project Boundary
 - Bloody Point Properties LLC Project Parcels
 - Rights-of-Way owned by Bloody Point Club POA
 - Rights-of-Way
 - Existing PUD Overlay
 - D1 Zoning: DI Natural
 - D2 Zoning: DI Rural
 - D3 Zoning: DI Sub-Urban
 - Paved Streets and Roads
 - Unpaved Streets and Roads

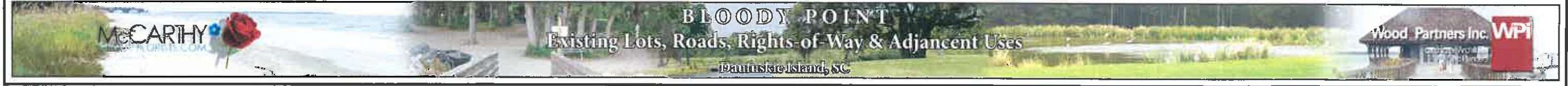
NOTE: ALL EXISTING PUD LOTS OUTSIDE OF PROJECT AREA WILL NOT BE ALTERED OR AMENDED BY THIS PROPOSAL.

SEE ADJACENT LOTS OWNERSHIP KEY ATTACHMENT FOR MORE INFORMATION ABOUT ADJACENT LOT OWNERSHIP PER NUMBERED LOT DESIGNATIONS ON THIS PLAN.

EXHIBIT E

0 100 200 400 600 800 Ft

1 inch = 200 Feet November 24, 2015



BLOODY POINT
 Existing Lots, Roads, Rights-of-Way & Adjacent Uses
 Daufuske Island, SC



Exhibit E

2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

Map Number	Beaufort County PIN	Owner	Area (Acres)
1	R800 027 000 009A 0000	Daufuskie Land Investments LLC	9.958
2	R800 027 000 0007 0000	Hatcher Holdings LLC	1.214
3	R800 027 000 0016 0000	Dolphin Daufuskie Group LLC	3.168
4	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.235
5	R800 027 000 0008 0000	Charles Thomas Allen II	0.420
6	R800 027 000 008C 0000	Theresa S Nordeen and Mary Margaret L Wu	0.660
7	R800 027 000 0102 0000	Beach Field Properties LLC	3.237
8	R800 027 000 008A 0000	Mildred P Yeomans	0.145
9	R800 027 000 008F 0000	J&W Corporation of Greenwood	2.837
10	R800 027 000 008E 0000	Fred Ward	0.207
11	R800 027 000 0155 0000	MGC Corporation	0.166
12	R800 027 000 0159 0000	Beach Field Properties LLC	0.166
13	R800 027 000 0160 0000	Beach Field Properties LLC	0.167
15	R800 027 000 008D 0000	Edward J and Elizabeth P Hall	0.217
16	R800 027 000 0019 0000	John Gause	0.138
17	R800 027 00A 0094 0000	Daufuskie Island Club Property	5.909
18	R800 027 000 0157 0000	Michael D and Karen R Hammer Jr	0.166
19	R800 027 000 0007 0000	Hatcher Holdings LLC	6.352
20	R800 027 00A 0119 0000	Daufuskie Island Club Property Owner	7.707
21	R800 027 00A 0070 0000	Chou Investments LLC	0.530
22	R800 027 00A 0099 0000	Pensco Trust Co	0.439
23	R800 027 00A 0002 0000	Lordah Trust	2.282
24	R800 027 00A 0069 0000	Thomas D and Mary M Dickinson	0.614
25	R800 027 00A 0006 0000	John J Mellencamp	1.973
26	R800 027 000 0018 0000	Mayme S Jenkins	0.234
27	R800 027 00A 0087 0000	Bloody Point Properties LLC	7.569
28	R800 027 000 0154 0000	William M Madson	0.166
29	R800 027 000 0156 0000	Bradley Schumacher	0.167
30	R800 027 000 0158 0000	Beach Field Properties LLC	0.166
31	R800 027 00A 0075 0000	James Michael Griffin	0.541
32	R800 027 00A 0074 0000	Emily H Conger	0.530
33	R800 027 000 0103 0000	Gracetree Investments LLC	0.161
34	R800 027 00A 0073 0000	Ben S and Melissa H Sellars	0.530
35	R800 027 00A 0097 0000	Robert M and Beth P Senn	0.483
36	R800 027 00A 0001 0000	Maher F and Nagiba A Habashi	2.286
37	R800 027 00A 0071 0000	George J and Terri Oberst	0.530
38	R800 027 00A 0100 0000	Anthony Simonelli	0.442
39	R800 027 00A 0004 0000	Osiris Lotus LLC	2.301
40	R800 027 00A 0102 0000	Timothy C Foley	0.452
41	R800 027 00A 0066 0000	Anthony M Savo	0.549
42	R800 027 000 0177 0000	Nelson Wells	0.547
43	R800 027 000 0175 0000	Dolphin Management Inc	0.539
44	R800 027 00A 0008 0000	Elizabeth A Cervino	1.633
45	R800 027 00A 0009 0000	Anthony M Savo	1.580
46	R800 027 000 0172 0000	Dolphin Management Inc	0.601
47	R800 027 00A 0060 0000	Joanne B Loftus Revocable Trust	0.530
48	R800 027 00A 0109 0000	Loras M Lochmann	0.504
49	R800 027 00A 0012 0000	Jamie D and Angeal Pappas	1.515
50	R800 027 00A 0057 0000	Bruce Alan Jamrozy Living Trust	0.530
51	R800 027 00A 0113 0000	Richard A Silver	0.508
52	R800 027 00A 0015 0000	Susane Habashi Ahigian	1.425
53	R800 027 00A 0121 0000	Nancy R Dougherty	0.646
54	R800 027 00A 0052 0000	Jeffrey A and Linda L McCroy	0.530
55	R800 027 00A 0118 0000	Stephen P Casey	1.008
56	R800 027 00A 0019 0000	SLS Trinity Trust	1.526
57	R800 027 00A 0048 0000	Matthew G and Eileen M Salterelli	0.594
58	R800 027 00A 0047 0000	Jonathan M and Joanna K Varholak	0.507

Map Number	Beaufort County PIN	Owner	Area (Acres)
59	R800 027 00A 0045 0000	Kimberly Ann Manstrangelo	0.525
60	R800 027 00A 0024 0000	Thomas S Post Jr	1.420
61	R800 027 00A 0040 0000	Susan Camille Burns	0.740
62	R800 027 00A 0039 0000	Michael E and Julie M Egan	0.813
63	R800 027 00A 0037 0000	Thomas J Gletner Jr	0.712
64	R800 027 00A 0036 0000	Teresa J Rainey and Lisa M Kelley	0.852
65	R800 027 00A 0080 0000	Milton J Deitch and Sara Schwartz Trustee	0.517
66	R800 027 00A 0081 0000	Patricia Strong Barrett	0.772
67	R800 027 00A 0083 0000	Daufuskie Beach Property LLC	1.362
68	R800 027 00A 0103 0000	John P and Mary F Barry	0.494
69	R800 027 000 0179 0000	Dolphin Management Inc	0.954
70	R800 027 00A 0106 0000	Brian M McKenzie	0.502
71	R800 027 00A 0062 0000	Negin M Mostaghim	0.526
72	R800 027 00A 0011 0000	Elrod Family Holdings LLLP	1.540
73	R800 027 00A 0110 0000	Richard A Silver IRA	0.503
74	R800 027 000 0010 0000	Hoke S Greiner	0.786
75	R800 027 00A 0058 0000	Joanne B Loftus Revocable Trust	0.530
77	R800 027 00A 0054 0000	Martin Barnes and Angelia Bott	0.530
78	R800 027 00A 0114 0000	Jimmy D Faulkner	0.488
79	R800 027 00A 0016 0000	John M and Karen L Shoffner	1.400
80	R800 027 00A 0053 0000	Ashley Oak PArtners LLC	0.530
82	R800 027 00A 0050 0000	Cannon Consulting LLC	0.601
83	R800 027 00A 0093 0000	Maher Nagiba Habashi	2.375
84	R800 027 00A 0049 0000	Elizabeth A Cervino	0.612
85	R800 027 00A 0025 0000	David Symonds	1.442
86	R800 027 00A 0042 0000	Mark F Joyce Trust	0.660
87	R800 027 00A 0026 0000	Richard P Tarantino	1.479
88	R800 027 00A 0041 0000	Keith A and Tonne Ray Hanna	0.688
89	cemetery	Cemetery	0.547
90	R800 027 00A 0032 0000	Lordah Trust	1.411
91	R800 027 00A 0079 0000	Milton J Deitch and Sara Schwartz Trustee	0.584
92	R800 027 00A 0033 0000	Maher Nagiba Habashi	1.589
93	R800 027 00A 0034 0000	Erin P McCarthy	1.577
94	R800 027 00A 0095 0000	H L Boyer Royal	0.479
95	R800 027 000 0104 0000	Gracetree Investments LLC	0.161
96	R800 027 00A 0124 0000	Daufuskie Island Oceanfront LLC	0.746
97	R800 027 00A 0072 0000	Ben S and Melissa H Sellars	0.530
98	R800 027 00A 0125 0000	Daufuskie Island Oceanfront LLC	2.957
99	R800 027 00A 0098 0000	Stephen B Lookadoo Jr	0.458
100	R800 027 000 0182 0000	Beaufort County	1.540
101	R800 027 00A 0086 0000	Melrose Utility Company Inc	0.895
102	R800 027 000 0180 0000	Dolphin Management Inc	1.903
103	R800 027 00A 0005 0000	15 Fuskie Lane LLC	2.203
104	R800 027 000 0173 0000	Alan Conger	0.834
105	R800 027 00A 0007 0000	John J Mellencamp	1.760
106	R800 027 00A 0064 0000	J Daniel Rivers	0.528
107	R800 027 000 0174 0000	Emily H Conger	0.501
108	R800 027 00A 0061 0000	Anthony A and Dianne K Simonelli	0.531
109	R800 027 00A 0108 0000	James F Piperato	0.480
110	R800 027 000 0171 0000	Dolphin Management Inc	0.467
111	R800 027 00A 0010 0000	Teresa J Rainey and Lisa M Kelley	1.580
112	R800 027 00A 0013 0000	Lucky Stars Trust	1.497
113	R800 027 00A 0056 0000	Desiree Mitchell Jamrozy Living Trust	0.531
114	R800 027 00A 0112 0000	Randall J Hoover	0.563
115	R800 027 00A 0014 0000	William H Greenwood	1.462
116	R800 027 00A 0120 0000	Pensco Trust Co	0.689
117	R800 027 00A 0051 0000	Cannon Consulting LLC	0.530
118	R800 027 00A 0116 0000	Geoffrey William Adams	0.701
119	R800 027 00A 0018 0000	James L McDonald	1.502
120	R800 027 00A 0117 0000	David L Fingerhut	0.671
121	R800 027 00A 0022 0000	Richard F Latuska	1.458
122	R800 027 00A 0046 0000	Group 3 Investments LLLP	0.492
124	R800 027 00A 0023 0000	Richard Paul Silver	1.438
125	R800 027 00A 0028 0000	Paula K Nickels	1.534
126	R800 027 00A 0090 0000	Larreategul Family Trust	0.925
127	R800 027 00A 0029 0000	Ben S and Melissa H Sellars	1.440
128	R800 027 00A 0038 0000	Tucker and Ollie Investments LLC	0.759

Map Number	Beaufort County PIN	Owner	Area (Acres)
129	R800 027 00A 0084 0000	James W Hogg	1.970
130	R800 027 000 0166 0000	Beach Field Properties LLC	1.672
131	R800 027 000 0083 0000	Dolphin Management Inc	0.850
132	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.598
133	R800 027 000 008G 0000	Island Drolmuls LLC	0.339
134	R800 027 000 0017 0000	Homer Curtis Jenkins III	0.269
136	R800 027 000 008B 0000	Jeffrey E and Sally V Lewis	0.145
137	R800 027 000 0102 0000	Beach Field Properties LLC	2.290
138	R800 027 000 0161 0000	Berach Field Properties LLC	0.167
139	R800 027 000 0162 0000	Beach Field Properties LLC	0.167
140	R800 027 000 0163 0000	James R and Melissa L Field	0.167
141	R800 027 00A 0123 0000	Sandy Lane Horizontak Property	2.308
142	R800 027 00A 0096 0000	H L Boyer Royal	0.476
143	R800 027 000 0026 0000	Hatcher Holdings LLC	4.945
144	R800 027 00A 0003 0000	Solban Trust	2.293
145	R800 027 00A 0068 0000	Anthony M Savo IRA	0.587
146	R800 027 00A 0101 0000	John M Lashar	0.429
147	R800 027 00A 0067 0000	Neveeen Nagiba Habashi	0.514
148	R800 027 000 0178 0000	Wells and Sanders LLC	0.544
149	R800 027 00A 0065 0000	Negin M Mostaghim	0.524
150	R800 027 00A 0104 0000	FBO Lawrence S Silver IRA	0.471
151	R800 027 00A 0105 0000	Sheila M Cook	0.482
152	R800 027 00A 0063 0000	Toria Homes LP	0.555
153	R800 027 000 0176 0000	Dolphin Management Inc	0.578
154	R800 027 00A 0107 0000	K & K Properties Co Inc	0.505
155	R800 027 000 007A 0000	Dolphin Management Inc	0.385
156	R800 027 000 0170 0000	Dolphin Management Inc	0.536
157	R800 027 00A 0059 0000	Joanne B Loftus Revocable Trust	0.530
158	R800 027 00A 0111 0000	David R Peters	0.552
159	R800 027 000 0181 0000	Dolphin Management Inc	0.010
160	R800 027 00A 0055 0000	David L Fingerhut	0.531
161	R800 027 00A 0122 0000	Patrick A McIntyre	0.644
162	R800 027 00A 0115 0000	Thomas J Gletner Jr	0.549
163	R800 027 00A 0017 0000	Michael W and Catherine S Andrews	1.431
165	R800 027 00A 0091 0000	Solban Trust	1.763
166	R800 027 00A 0020 0000	Robert W Webb Jr	1.508
167	R800 027 00A 0021 0000	Greene Daufuskie Island LLC	1.492
168	R800 027 00A 0044 0000	William H Greenwood MD Enterprises	0.552
169	R800 027 00A 0043 0000	Leah Haunz Johnson Revocable Trust	0.616
170	R800 027 00A 0027 0000	Richard P Tarantino	1.510
171	R800 027 00A 0089 0000	Mark A and Mary C Gunyuzlu	0.827
172	R800 027 00A 0030 0000	J Dub Holdings LLC	1.583
173	R800 027 00A 0031 0000	JGALT LLC	1.601
174	R800 027 00A 0035 0000	George E Mullen	1.686
175	R800 027 00A 0082 0000	Harry B Tremaine	1.153
176	R800 027 00A 0087 0000	Bloody Point Properties LLC	5.252
177	R800 027 000 010A 0000	Francis A Burn	5.691
178	R800 027 000 0025 0000	Hoke S Greiner	2.184
179	R800 027 000 009A 0000	Daufuskie Land Investments LLC	5.854
180	R800 027 00A 0077 0000	Brian McCarthy	1.282
181	R800 027 00A 0088 0000	Daufuskie Island Club Property	3.196

EXHIBIT F

Topographic Survey Exhibits:

Prepared by Thomas & Hutton

1. Topographic Survey for Daufuskie Island Resort Planning District

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point LiDar Contours

Dated: November 16, 2015

Full size copy has been submitted separately.

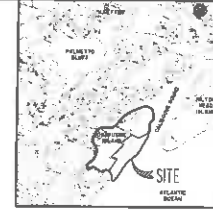
TOPOGRAPHIC SURVEY EXHIBIT
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA



PREPARED BY
50 PARK OF COMMERCE 947
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912) 224-5300
CHARLESTON, SC - MYRTLE BEACH, SC
NOVEMBER 2006



LOCATION MAP
NOT TO SCALE



NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DESIGNED
AND PERMITTED. RECORD DRAWINGS DO NOT
EXIST FOR THIS SYSTEM.



EXHIBIT F
GRAPHIC SCALE



EXHIBIT F

LIDAR COUTOURS
BLOODY POINT
 DAUFUSKIE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:



50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

JOB NO.: 205876.000	DATE: NOVEMBER 14, 2015
DRAWN: MSH	SCALE: 1" = 200'
REVIEWED: MSH	SHEET:

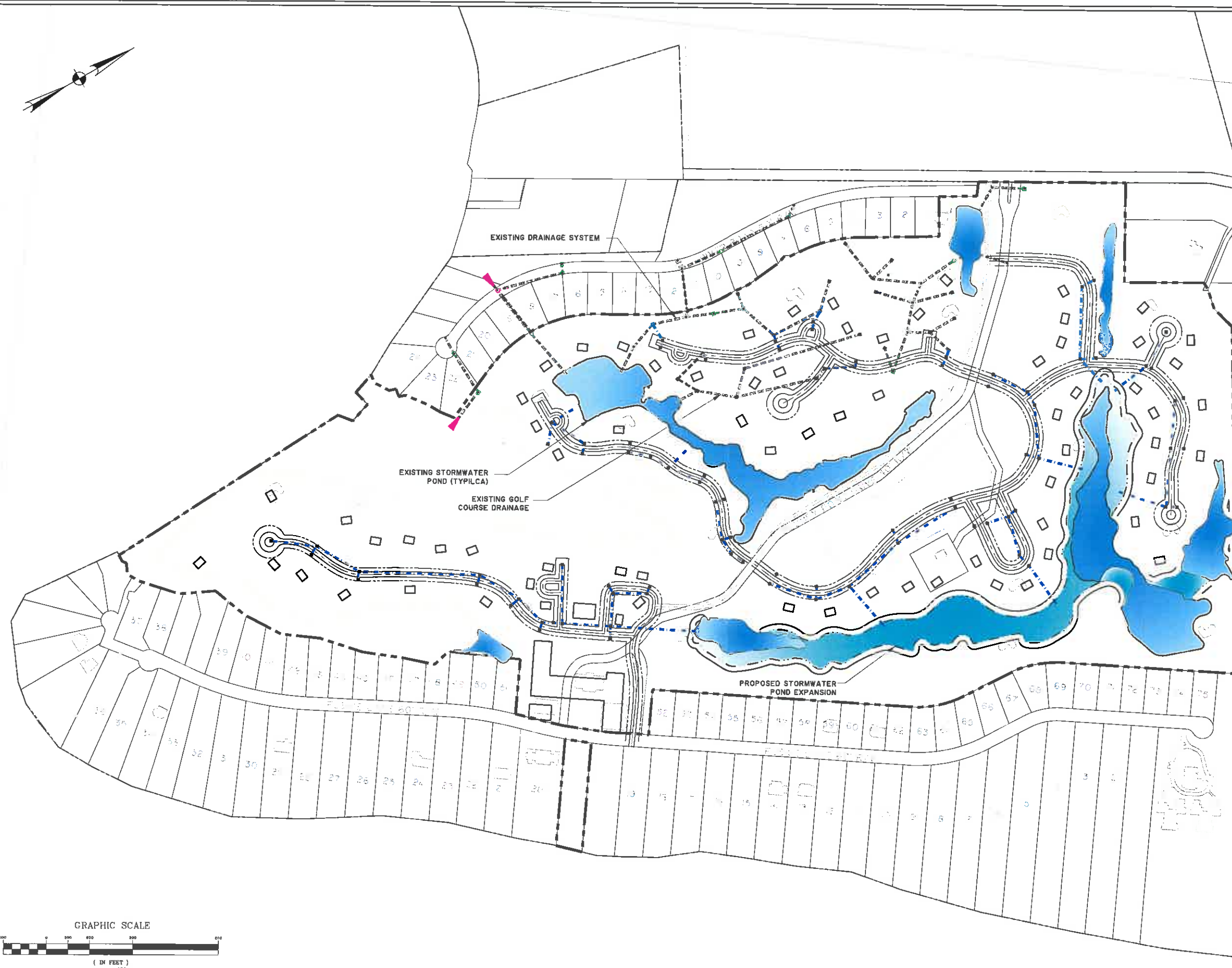
EXHIBIT G

Bloody Point Drainage Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

EXHIBIT G

DRAINAGE MASTER PLAN
BLOODY POINT
DAUFUSKIE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

JOB NO: J-23876.0000	DATE: NOVEMBER 16, 2015
DRAWN: AASH	SCALE: 1" = 200'
REVIEWED: AASH	SHEET:

EXHIBIT H

Bloody Point Water Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

- 2" WATER MAIN (EXISTING) ---
- 4" WATER MAIN ---
- 4" WATER MAIN (EXISTING) ---
- 6" WATER MAIN (EXISTING) ---
- 8" WATER MAIN ---
- 8" WATER MAIN (EXISTING) ---
- 10" WATER MAIN (EXISTING) ---
- 12" WATER MAIN (EXISTING) ---
- POTABLE WELL ●
- FIRE HYDRANT ●
- YARD HYDRANT ●
- VALVE ●

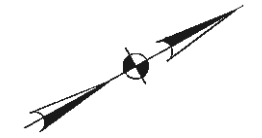
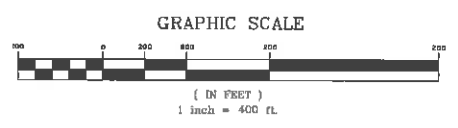
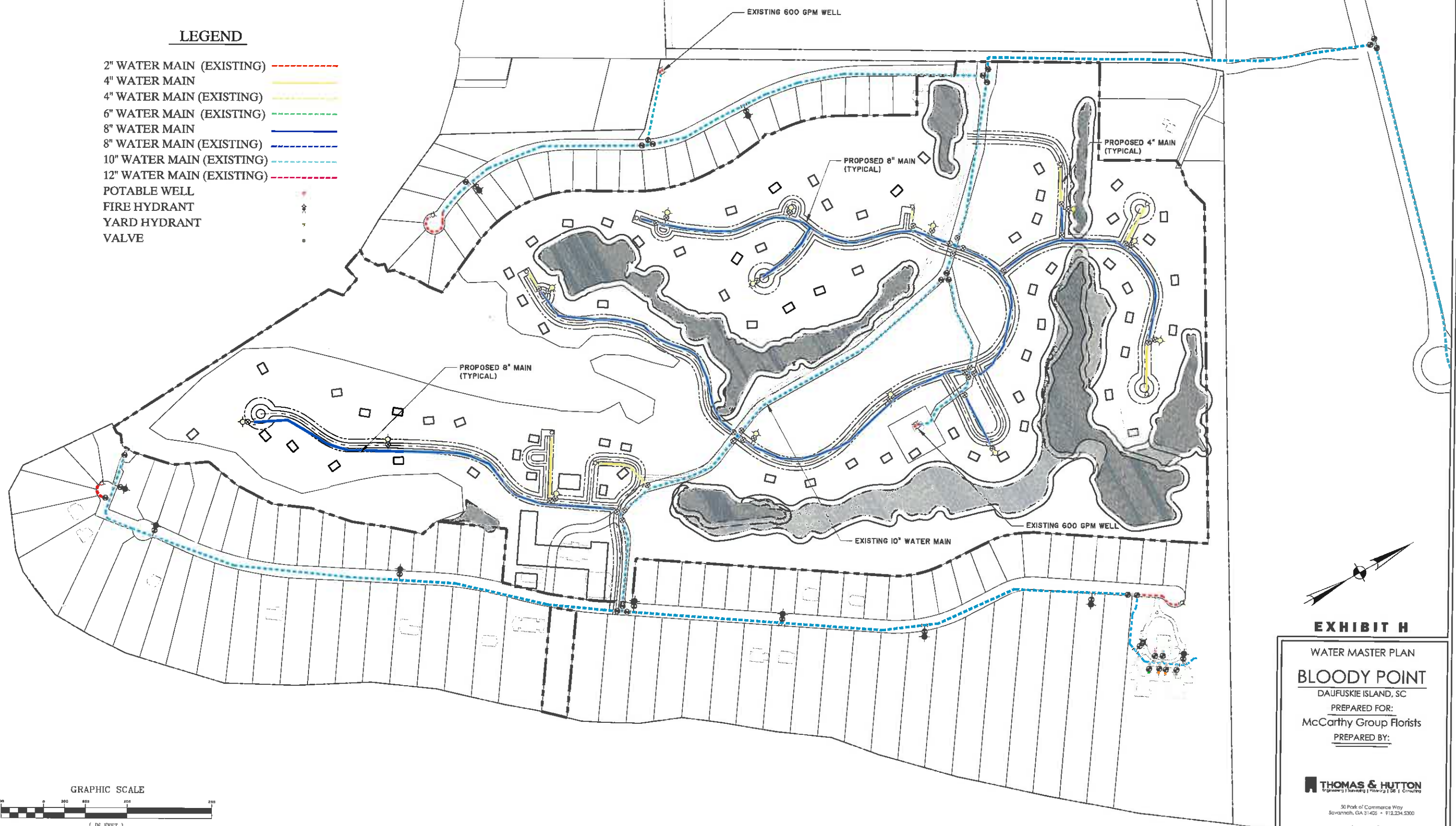


EXHIBIT H

WATER MASTER PLAN
BLOODY POINT
 DAUFUSKIE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:

THOMAS & HUTTON
Engineers | Surveyors | Planners | GIS | Consulting
 30 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO: J-25876.0000	DATE: NOVEMBER 12, 2015
DRAWN: MSH	SCALE: 1" = 200'
REVIEWED: MSH	SHEET:

EXHIBIT I

Bloody Point Wastewater Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

- GRAVITY SEWER
- GRAVITY SEWER (EXISTING)
- 10" EFFLUENT MAIN (EXISTING)
- 1 1/2" FORCE MAIN (EXISTING)
- 2" FORCE MAIN
- 2 1/2" FORCE MAIN
- 3" FORCE MAIN
- 4" FORCE MAIN
- 4" FORCE MAIN (EXISTING)
- 6" FORCE MAIN
- 8" FORCE MAIN
- MANHOLE
- JUNCTION
- IRRIGATION PUMP STATION
- PUMP STATION
- PUMP STATION (EXISTING)

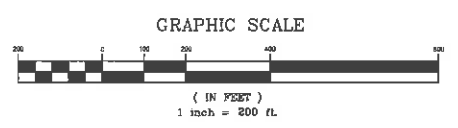
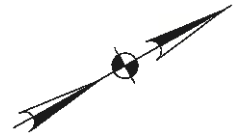


EXHIBIT I

WASTEWATER MASTER PLAN
BLOODY POINT
 DAUFUSKIE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:

THOMAS & HUTTON
 Engineers | Surveyors | Planners | GIS | Consulting

50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasonhutton.com

JOB NO: J2896.000	DATE: NOVEMBER 16, 2015
DRAWN: AMH	SCALE: 1" = 200'
REVIEWED: AMH	SHEET:

EXHIBIT J

Letters of Utility Capability and Intent to Serve

Power & Gas

SCE&G

Dated: 11/19/15.

Water & Sewer

Daufuskie Island Utility Company, Inc

Dated: 12/3/2015

Fire Department

Daufuskie Island Fire District

Dated: 12/3/2015

Phone

Hargray

Dated: 12/3/2015

Solid Waste

Dolphin Shared Management Services, LLC

Dated: 12/3/2015



Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

November 19, 2015

Michael S. Hughes, P.E.
Thomas & Hutton
50 Park Of Commerce Way
Savannah, GA 31405

Re: Proposed 150 Cottages and Inn at Bloody Point, Daufuskie Island, S.C.

Dear Mr. Hughes:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

Parks Moss

Project and Account Manager, Sr.
South Carolina Electric and Gas

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

DAUFUSKIE ISLAND UTILITY COMPANY, INC.
c/o GUASTELLA ASSOCIATES, LLC
6 Beacon Street, Suite 200
Boston, MA 02108
617-423-7878

December 3, 2015

Mr. Michael S. Hughes
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Bloody Point Planned Unit Development

Dear Mr. Hughes,

In accordance with our preliminary discussions, Daufuskie Island Utility Company (DIUC) is willing to provide water and sewer service for the Bloody Point Planned Unit Development (Applicant) which is within our service area.

The Applicant must submit a written request for service. The application should include a set of engineering plans for the mains and facilities that will be necessary to connect to DIUC's existing water and sewer utility systems, along with the estimated cost of the extension and the anticipated number and type of customers. Once the application for service is received, we will prepare a proposed extension of service agreement (Agreement) under which service will be provided. In general, the proposed Agreement will be designed to assure that DIUC's existing customers do not bear the risk of the success of the Applicant's development project. You should anticipate that the Agreement will contain provisions for the Applicant to be responsible for all costs to install mains and facilities necessary to provide service, and ownership of all mains and facilities will be transferred to DIUC along with necessary easements or rights of way. On the basis of our preliminary consideration, it is anticipated that at the time the Applicant/Developer sells lots to individual purchasers, those individuals will become customers of DIUC and begin to pay availability or usage rates in accordance with our approved tariff.

Once the Applicant and DIUC execute the agreement, it will be subject to approvals of the Public Service Commission, the Office of Regulatory Staff and the Department of Health and Environmental Control.

We look forward to working with you towards completion of a successful project.

GUASTELLA ASSOCIATES, LLC
Manager of DIUC



Mike J. Guastella
Vice President - Operations



**DAUFUSKIE ISLAND
FIRE DISTRICT**

P.O. BOX 35, 400 HAIG POINT ROAD
DAUFUSKIE ISLAND, SC 29915
843-785-2116
FAX 843-785-6021

December 3, 2015

Mark L. Baker
Wood & Partners Inc.
PO Box 23949
Hilton Head Island, SC 29925

Re: Bloody Point Zoning Map Amendment

Dear Mr. Baker,

The Daufuskie Island Fire District is committed to servicing the proposed conceptual master plan for the illustrated area in Bloody Point. The impact fees associated with this development should support any additional equipment that is necessary. That being said, this review is based on the following assumptions:

1. The water flow for fire protection is sufficient as determined by the Insurance Services Organization (ISO), the International Fire Code and the Beaufort County Zoning and Development Standard Ordinances (ZDSO). Fire flow calculations shall be determined by an engineer prior to final approval of any development plans.
2. Where water flow is insufficient for fire protection, residential fire sprinkler systems shall be installed in accordance with NFPA standards or an alternative method of fire protection shall be established.
3. All Fire Apparatus Access Roads shall be a minimum of 20' wide having a vertical clearance of 13'-6".
4. Dead end cul-de-sacs shall have a turning radius of not less than 40'.
5. Bridges shall be built in accordance with DOT standards and be capable of supporting the loads of the fire apparatus.
6. Hydrants shall be spaced and located in accordance with the ZDSO, ISO and approval of the Daufuskie Island Fire District's Fire Marshall.

Please don't hesitate to call if you have any questions with regard to fire protection.

Best wishes,

Edward A. Boys

Edward A. Boys
District Chief
Established

CC: Hilary Austin, BC Zoning



December 3, 2015

Mark L Baker
Wood Partners, Inc.
Hilton Head Island, SC 29928

Dear Mr. Baker:

SUBJ: Letter of Intent to Provide Service for: **Bloody Point, Daufuskie Island**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county-town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:


- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have 3/4 inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,



Frank Denmark
Developer Relations Manager
843-816-1032
Hargray Engineering (843) 815-1676

Hargray Communications . PO Box 5986 . 856 William Hilton Parkway . Hilton Head Island, SC . 29938

Dolphin Shared Management Services, LLC

December 3, 2015

Mark Baker, President
Wood+Partners, Inc.
P.O. Box 23949
Hilton head Island, SC 29925

Re: Bloody Point PUD Zoning Map Amendment

Mr. Baker:

After consideration of the Bloody Point Conceptual Master Plan submitted to the Daufuskie Island Transfer Station, we have determined the Transfer Station, owned and operated by Dolphin Shared Management Services, LLC, is able to serve the solid waste needs of the development.

Regards,



Bill Scott
Owner and Manager
Dolphin Shared Management Services, LLC

EXHIBIT K

Agency Letters

Bloody Point Club Property Owners Association, dated 11/19/15.

No other comments or letters from Affected Agencies
have been received to date.

BLOODY POINT PROPERTY OWNERS ASSOCIATION

November 19, 2015

To Whom It May Concern:

The Bloody Point Property Owners Association is in support of the PUD Zoning Map Amendment being submitted to Beaufort County.

Sincerely,

Tony Simonelli

A handwritten signature in black ink, appearing to read 'Tony Simonelli', written over the printed name.

President, Bloody Point Property Owners Association



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
County Administration Building, 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

December 29, 2015

RE: REVISED Notice of Public Meetings to Consider a Southern Beaufort County/Daufuskie Island Planned Unit Development (PUD) Master Plan Change for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, R800 027 00A 0092 0000 (179.99 Acres, known as Bloody Point Planned Unit Development); Owner/Applicant: Bloody Point Properties LLC / Agent: Mark Baker, Wood+Partners Inc.

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before an amendment to a PUD can be adopted. You are invited to attend the following meetings and public hearings to provide comment on the subject proposed master plan change to Bloody Point Planned Unit Development/PUD that is in your neighborhood. This master plan change request is for the purpose of allowing the golf course property to be used for a 120-room inn, up to 50,000 square feet of commercial space, up to 150 dwelling units (single-family, duplex, triplex, or hospitality), open spaces, leisure trails, a nature center, and a ferry landing, dock and pier. A map of the property is on the back of this letter.

1. The Beaufort County Planning Commission (public hearing) – **THURSDAY, January 7, 2016**, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. *(Note that the Planning Commission meeting will have an audio link at Mary Field School on Daufuskie Island on the day and time of the meeting so that you may provide comment and hear the Commission proceedings.)*
2. The Natural Resources Committee of the County Council – **Monday, February 1, 2016**, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. *(Note: This date may change as of January 11, 2016; please call the Planning office after January 12, 2016, at 843-255-2140 for the scheduled meeting date and time.)*
3. Beaufort County Council – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Delores Frazier
Assistant Planning Director

Attachment: Locational Map on back of letter

PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD)

Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner1	MailingAdd	City	State	ZIP
R800 27A 5	15 FUSKIE LANE LLC	737 PINE POINT PLACE	AKRON	OH	44333
R800 27A 0116	ADAMS GEOFFREY WILLIAM / HEATHER BELL	303 HAWTHORNE RD	RALEIGH	NC	27605
R800 27A 0015	AHIGIAN SUSANE HABASHI GERALD	2266 N HWY 16	DENVER	NC	28037
R800 27 8	ALLEN CHARLES THOMAS II	PO BOX 57	DAUFUSKIE ISL	SC	29915
R800 27A 0017	ANDREWS MICHAEL W CATHERINE S	3300 WINDY RIDGE PKWY UNIT 912	ATLANTA	GA	30339-8517
R800 27A 0068	ANTHONY M SAVO IRA	560 SILVER SANDS RD 1802	EAST HAVEN	CT	06512
R800 27A 0053	ASHLEY OAK PARTNERS LLC	334 E BAY #211	CHARLESTON	SC	29401
R800 27A 0081	BARRETT PATRICIA STRONG	1 INDIAN CREEK RD	AUGUSTA	GA	30909
R800 27A 0103	BARRY JOHN P MARY F	56 BRIANT DRIVE	SUDBURY	MA	01776
R800 27 102,108,109,115- 122,151-153,158- 162,164-166	BEACH FIELD PROPERTIES LLC	111 CLEBOURNE STREET SUITE 200	FORT MILL	SC	29715
R800 27A 76,78,85,87,92	BLOODY POINT PROPERTIES LLC	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0054	BOTT MARTIN BARNES ANGELIA	10628 WALNUT CREEK DR W	CARMEL	IN	46032
R800 27A 0057	BRUCE ALAN JAMROZY LIV TRUST	470 KENDINGTON FARMS DR	ALPHARETTA	GA	30004
R800 27 010A	BURN FRANCIS A FRANCIS A JR COOPER M	106 TRYON DR	SUMMERVILLE	SC	29485
R800 27A 0040	BURNS SUSAN CAMILLE	3690 FOREST PEAK LANDING	MARIETTA	GA	30066
R800 27A 50, 51	CANNON CONSULTING LLC	53 S 600 E	SALT LAKE CITY	UT	84102
R800 27A 0118	CASEY STEPHEN P	PO BOX 83	DAUFUSKIE ISLAND	SC	29915
R800 27A 8, 49	CERVINO ELIZABETH A	6323 BRYNWOOD DRIVE	MEDINA	OH	44256
R800 27A 70	CHOU INVESTMENTS LLC	PO BOX 241025	CHARLOTTE	NC	28224
R800 27A 74	CONGER EMILY H	95 CHRISWOOD DR	FORSYTH	GA	31029
R800 27A 0105	COOK SHEILA M	9-1399 COMMISSIONERS RD W	LONDON	ON	N6K4G9
R800 27A 0083	DAUFUSKIE BEACH PROPERTY LLC	6501 PEAKE RD	MACON	GA	31210
R800 27A 88,94,119	DAUFUSKIE ISLAND CLUB PROPERTY	67 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 009A	DAUFUSKIE LAND INVESTMENTS LLC	111 CLEBOURNE ST STE 200	FORT MILL	SC	29715
R800 27A 79, 80	DEITCH MILTON J SARA SCHWARTZ	94 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27A 0056	DESIREE MITCHELL JAMROZY	470 KENSINGTON FARMS DR	ALPHARETTA	GA	30004-3740
R800 27A 69	DICKINSON THOMAS D MARY M	12 PORT PASSAGE	DAUFUSKIE ISLAND	SC	29915
R800 27A 0121	DOUGHERTY NANCY R	5 LITTLEWOOD LN	DURHAM	NC	27707-5140

PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD)

Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner-1	MailingAdd	City	State	ZIP
R800 27A 0039	EGAN MICHAEL E JULIE M	12144 JAMES JACK LN	CHARLOTTE	NC	28277-3752
R800 27A 0011	ELROD FAMILY HOLDINGS LLLP	3495 GENERAL HOOD TRAIL	NASHVILLE	TN	37204
R800 27A 0114	FAULKNER JIMMY D MARY C	2012 OTTER VALLEY LANE	NASHVILLE	TN	37215
R800 27A 0104	FBO LAWRENCE D SILVER IRA	PO BOX 173859	DENVER	CO	80217
R800 27A 55, 117	FINGERHUT DAVID L / SANTRY PATRICIA M	63 SHIPYARD DRIVE 905	HILTON HEAD ISLAND	SC	29928
R800 27A 102	FOLEY TIMOTHY C BIERMAN PHILIP S	426 REGENT DRIVE	BUFFALO GROVE	IL	60089
R800 27 19	GAUSE JOHN	2224 FRANKLIN COURT	ARLINGTON	TX	76011
R800 27A 37,115	GLETNER THOMAS J JR KAREN ELIZABETH	3300 SHEPHERD ST	CHEVY CHASE	MD	20815
R800 27A 0021	GREENE DAUFUSKIE ISLAND LLC	3800 TOWPATH RD	CLEVELAND	OH	44147
R800 27A 0014	GREENWOOD WILLIAM H / KELI C	9 MARSH LAKE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 0025	GREINER HOKE S	4109 BECKETT RD	JOHNS ISLAND	SC	29455
R800 27A 75	GRIFFIN JAMES MICHAEL	18512 PENINSULA CLUB DR	CORNELIUS	NC	28031
R800 27A 0046	GROUP 3 INVESTMENTS LLLP	30 C HUNTER RD	HILTON HEAD ISL	SC	29926
R800 27A 0089	GUNYUZLU MARK A MARY C	141 WING HAVEN CIRCLE	WINSTON SALEM	NC	27106
R800 27A 1, 93	HABASHI MAHER F NAGIBA A	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 67	HABASHI NEVEEEN NAGIBA	PO BOX 1632	LINCOLNTON	NC	28093
R800 27 8D	HALL J EDWARD ELIZABETH P	PO BOX 6907	COLUMBIA	SC	29260-6907
R800 27 157	HAMMER MICHAEL D KAREN R	315 BRECKENRIDGE COURT	ROSWELL	GA	30075
R800 27A 0041	HANNA KEITH A TONNE RAY	5575 BANNERGATE DR	JOHNS CREEK	GA	30022
R800 27 7, 26	HATCHER HOLDINGS LLC	PO BOX 546	SAVANNAH	GA	31402
R800 27A 0033	HIBACHI MAHER NAGIBA	87 FUSKIE LANE	DAUFUSKIE ISLAND	SC	29915
R800 27A 0084	HOGG JAMES W TRUSTEE JAMES W HOGG L	501 PARK CENTER DR	NASHVILLE	TN	37205
R800 27A 0112	HOOVER RANDALL J SANDRA W	1931 RIVERSIDE DRIVE	CINCINNATI	OH	45202
R800 27 008G	ISLAND DROLMULS LLC	53 OFF SHORE	HILTON HEAD ISLAND	SC	29928
R800 27A 0030	J DUB HOLDINGS LLC	157 OTTER RD	HILTON HEAD ISLAND	SC	29928
R800 27 8F, 20, 29	J&W CORPORATION OF GREENWOOD	50 BUSHES BRANCH RD	BLUFFTON	SC	29909
R800 27 0017	JENKINS HOMER CURTIS III	204 OATLAND ISLAND RD	SAVANNAH	GA	31410-1159
R800 27 18	JENKINS MAYME S	208 OATLAND ISLAND RD	SAVANNAH	GA	31410-1159
R800 27A 0031	JGALT LLC	429 NORTH MAIN ST SUITE 100	MEMPHIS	TN	38103
R800 27A 58,59,60	JOANNE B LOFTUS	34 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915

PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD)

Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner1	MailingAdd	City	State	ZIP
R800 27A 0107	K & K PROPERTIES CO INC	11743 FRANKSTOWN RD	PITTSBURGH	PA	15235
R800 27A 0090	LARREATEGUL FAMILY TRUST	7428 MEEKER CREEK DR	DAYTON	OH	45414
R800 27A 0101	LASHAR JOHN M DEBORAH M	38 MIDDLE STREET	HINGHAM	MA	02043
R800 27A 0022	LATUSKA RICHARD F ANNETTE	85 TREASURE LK	DU BOIS	PA	15801
R800 27A 0043	LEAH HAUNZ JOHNSON	4019 NORBOURNE BLVD	LOUISVILLE	KY	40207
R800 27 008B	LEWIS JEFFREY E SALLY V	1500 JENNI LEE CT	KISSIMMEE	FL	34744
R800 27A 0109	LOCHMANN LORAS M	79405 HWY 111 STE 9-298	LA QUINTA	CA	92253
R800 27A 0098	LOOKADOO STEPHEN E JR SALLY L	602 WORCHESTER PLACE	SIMPSONVILLE	SC	29680
R800 27A 2, 32	LORDAH TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 0013	LUCKY STARS TRUST	35 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 154	MANSON WILLIAM M	4458 FLAGSHIP DR	GAINESVILLE	GA	30506-4340
R800 27A 0045	MANSTRANGELO KIMBERLY ANN	208 STONEHILL DR	ROCKY HILL	CT	06067
R800 27A 0042	MARK F JOYCE TRUST	205 BRENTWOOD DR	HUDSON	OH	44236
R800 27A 0077	MCCARTHY BRIAN J	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0034	MCCARTHY ERIN P	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0052	MCCROY JEFFREY A LINDA L	202 W 50TH ST	KANSAS CITY	MO	64112
R800 27A 0018	MCDONALD JAMES L	8778 DUNBLANE CT	TALLAHASSEE	FL	32312-4061
R800 27A 0122	MCINTYRE PATRICK A / ELIZABETH B	6417 ASPEN RD	MINNEAPOLIS	MN	55436
R800 27A 0106	MCKENZIE BRIAN M JEANNE L	22 MINUTEMAN RD	MEDFIELD	MA	02052-1444
R800 27A 6,7	MELLENCAMP JOHN J	5087 W LOWER SCHOONER RD	NASHVILLE	IN	47448
R800 27A 86	MELROSE UTILITY COMPANY INC	6 BEACON ST STE 200	BOSTON	MA	02108
R800 27 155	MGC CORPORATION	9491 CENTERVILLE RD	BRIDGEWATER	VA	22812
R800 27A 62, 65	MOSTAGHIM NEGIN M	1121 LAURELWOOD DR	MCLEAN	VA	22102-1518
R800 27A 0035	MULLEN GEORGE E / CARMEN T	48 PLANTERS ROW	HILTON HEAD ISLAND	SC	29928
R800 27A 0028	NICKELS PAULA K TRUSTEE PAULA K NICK	77 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 8C	NORDEEN THERESA S WU MARY MARGARET L	511 NORDEEN LANE	SWANSBORO	NC	28584
R800 27A 71	OBERST GEORGE J TERRI	1238 RETREAT LN	NEW ALBANY	OH	43054-8608
R800 27A 4	OSIRIS LOTUS LLC	16115 WEATHERLY WAY	HUNTERVILLE	NC	28078
R800 27A 0012	PAPPAS JAMIE D ANGELA	1275 MAPLE GROVE CHURCH RD	CHATSWORTH	GA	30705-6454
R800 27A 0120	PENSCO TRUST CO CUSTODIAN FBO BERNA	4475A IKENA PLACE	KALAEHO	HI	96741
R800 27A 99	PENSCO TRUST COMPANY FBO ANTHONY A S	30 FUSKIE LANE	DAUFUSKIE ISL	SC	29915

PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD)

Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner1	MailingAdd	City	State	ZIP
R800 27A 0111	PETERS DAVID R CLAUDIA A	13 MANCHESTER CT	BLUFFTON	SC	29910
R800 27A 0108	PIPERATO JAMES F KIMBERLY A	4603 QUAIL COURT	FLOWERY BRANCH	GA	30542
R800 27A 0024	POST THOMAS S JR NANCY G	26690 ROOKERY LAKE DRIVE	BONITA SPRINGS	FL	34134
R800 27A 10, 36	RAINEY TERESA J KELLY LISA M ETAL	1430 CASTLEGREEN DRIVE	GREEN CASTLE	PA	17225-9219
R800 27A 0110	RICHARD A SILVER IRA ACCOUNT SIEC	PO BOX 173859	DENVER	CO	80217
R800 27A 0064	RIVERS J DANIEL #	3601 RIVER RIDGE COVE	PROSPECT	KY	40059
R800 27A 95, 96	ROYAL H L BOYER LOUISE W	25 WEST LONG DRIVE	LAWRENCEVILLE	NJ	08648
R800 27A 0048	SALTERELLI MATTHEW G EILEEN M	4788 SHADY HOLLOW RD NW	CANTON	OH	44718
R800 27A 0123	SANDY LANE HORIZONTAL PROPERTY REGIM	PO BOX 6476	HILTON HEAD ISLAND	SC	29938
R800 27A 9, 66	SAVO ANTHONY M	560 SILVER SANDS RD	EAST HAVEN	CT	06512
R800 27 156	SCHUMACHER BRADLEY FITZGERALD KATHLE	1504 WAR ADMIRAL LN	WAXHAW	NC	28173
R800 27A 29,72,73	SELLARS BEN S MELISSA H	1031 ROSSITER COURT	WATKINSVILLE	GA	30677
R800 27A 97	SENN ROBERT M BETH P	336 KENWOOD DRIVE	LEXINGTON	SC	29072
R800 27A 0016	SHOFFNER JOHN M KAREN L	1865 TROTTERS LANE	STONE MOUNTAIN	GA	30087
R800 27A 23, 113	SILVER RICHARD PAUL A	67 FUSKIE LN	DAUFUSKIE ISL	SC	29915
R800 27A 61,100	SIMONELLI ANTHONY A DIANNE K	30 FUSKIE LN	DAUFUSKIE IS	SC	29915
R800 27A 0019	SLS TRINITY TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 3, 91	SOLBAN TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 0025	SYMONDS DAVID	2593 JOHN BOONE CT	MOUNT PLEASANT	SC	29466
R800 27A 26,27	TARANTINO RICHARD P ERIKO	1400 MAIN STREET	SOUTH WINDSOR	CT	06074
R800 27A 0063	TORIA HOMES LP	1430 CASTLEGREEN DRIVE	GREENCASTLE	PA	17225
R800 27A 0082	TREMAINE HARRY B	316 RUNNER ROAD	GREAT FALLS	VA	22066
R800 27A 0038	TUCKER & OLLIE INVESTMENTS LLC	5022 RIVERSIDE DRIVE	BRUNSWICK	GA	31520
R800 27A 0047	VARHOLAK JONATHAN M JOANNA K	4 LEAVITT STREET	HINGHAM	MA	02043
R800 27 8E	WARD FRED #	6 ST GEORDE CIRCLE	BLUFFTON	SC	29910
R800 27A 0020	WEBB ROBERT W JR JUDITH T	270 QUIET WATER LN	ATLANTA	GA	30350
R800 27A 0044	WILLIAM H GREENWOOD MD ENTERPRISES L	1650 SEVER RD	LAWRENCEVILLE	GA	30043
R800 27 8A	YEOMANS MILDRED P	2406 SHAW AVE	GARDEN CITY	GA	31408-2524

**BLOODY POINT
 PLANNED UNIT DEVELOPMENT
 ZONING MAP AMENDMENT - REVISED
 DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015
 Revised: December 3, 2015
 Revision Prepared: January 25, 2016

NARRATIVE STATEMENT REVISIONS

See Revisions below highlighted in yellow
 Prepared by Wood+Partners Inc.

B. Intent of the Planned Unit Development Zoning Map

Submittal Narrative: This proposal also includes an inn/ hotel with up to 120 rooms and up to 50,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

Proposed Revised Narrative: The proposal also includes an inn/hotel with up to **60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space,** open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

C. Master Plan

17. ARB Guidelines

Submittal Guidelines:

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44'	n/a

Note: Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

Proposed Revised Guidelines:

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	35'	n/a

Notes:

1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

2. Each commercial building shall not exceed 15,000 square feet in size.

END OF NARRATIVE REVISIONS

Bloody Point PUD Zoning Map Amendment Application

Daufuskie Island, SC

Analysis Memorandum

Prepared by Wood+Partners Inc.

January 25, 2016

Analysis: Section 7.3.40, Part C of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. Is consistent with and furthers the goals and policies of the Comprehensive Plan and purposes of this Development Code.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point is consistent with the Community Development Code. Excerpts from Staff comments are as follows:

- a. *In the Daufuskie Island Plan (adopted 2010), which is an appendix of the Beaufort County Comprehensive Plan, Bloody Point, Melrose and Haig Point PUD are:*
 - *Identified as being within a G5 Conventional Infill / Retrofit Sector.*
 - *This sector is intended to retrofit conventional residential and commercial developments into transect-zoned, pedestrian-friendly developments that blend into the rest of the island.*
- b. *The Island's Vision as it is established in the Plan calls for:*
 - *Traditional settlement patterns and architecture in keeping with a rural coastal island and National Historic District.*
 - *Development is to be concentrated around ferry embarkation sites.*
 - *The proposed residential units spread out along the golf course area in a meandering fashion instead of a rigid lot pattern will give the new development a semi-rural, village-like character, which is more in keeping with the spirit of the Daufuskie Island Plan.*
 - *The proposed residential density for these 180 acres is one unit per acre (gross), which is consistent with the D2 rural-zoned areas of the Island.*

Additional comments from applicant:

- a. *The Beaufort County Comprehensive Plan designates Bloody Point with the Future Land Use category of Neighborhood/Mixed Use in Chapter 4. This future land use is further quantified with a recommended maximum gross residential density of 2 DU per acre. This proposed amendment for Bloody Point limits that density to 1 DU per acre, a 60 room inn and 25,000 SF of commercial.*
- b. *Chapter 4 also sets a maximum area to be devoted to commercial as 5% to 10% of the land area. The proposed 25,000 SF of commercial will cover a land area of approximately 3 to 5 acres, or approximately ¼ of 1% (.25%) of the 180 acres.*
- c. *Chapter 4 encourages new, mixed-use development to be pedestrian friendly, interconnected and have a mix of housing types and land uses including single family attached and detached residential, neighborhood retail and services, and civic open spaces and trails.*
- d. *The Daufuskie Island Plan, the Companion Document to the Daufuskie Island Code, designates The Bloody Point PUD as a G5 "Conventional Infill and Retro Fit Sector" and a "Growth Area" with the potential for a high level of urbanization. Blood Point is defined as an area of future population growth over the next 20 years.*

- e. *The Daufuskie Island Code (Code 1.2, page 10) states that the Purpose or Vision is to...allow contextually appropriate “community-based” development that reflects the Island’s traditions, is meaningful, valued, and timeless.*
- f. *The Guiding Principles for Daufuskie Island in the Daufuskie Island Code states:*
 - *That development should encourage the consolidation of development into neighborhoods oriented towards the passenger ferry landings.*
 - *That development ensure that the ordinary activities of daily living occur within walking distance of Island ferries, providing easy access to all, including those who do not drive.*
 - *That development ensure that the Island transportation network is designed for pedestrian use, bicycle systems, smart vehicles / golf carts and other alternatives to full-size combustion automobiles.*
 - *That development ensure that green corridors (with cart ways/bikeways and trails) are used to define and connect areas of growth.*
- g. *These proposed land uses are consistent with the BC Comprehensive Plan, The Daufuskie Island Plan, CDC and the Daufuskie Island Code.*

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinance.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point is not in conflict with the Community Development Code or the Code of Ordinances.

Additional comments from applicant:

- a. *The Bloody Point PUD is designated as Neighborhood/Mixed Use in the Beaufort County Comprehensive Plan and Future Land Use Map.*
- b. *The proposed amendment is consistent with this designation as stated in 1 above.*

3. Addresses a demonstrated community need.

Staff states that the applicant’s submittal does not adequately show how this proposed amendment addresses a demonstrated need.

The applicant’s comments below are provided to clarify how the proposed amendment does demonstrate a community need:

- a. *Due to significant losses in the golf operation combined with declines in golf play, this property simply cannot continue to be operated as a golf destination. See item 4 below for more comments regarding declines in the golf industry.*
- b. *This amendment is needed to provide economic alternatives. Closure of this core property in Bloody Point is a strong possibility if this zoning amendment is not approved.*
- c. *Closing Bloody Point Club and not providing land use rights that support new economic investment opportunities would cause the property to become overgrown and lead to the closure of the clubhouse, restaurant, and beach club and ferry operation. Closure would negatively impact the community and existing properties and homes.*
- d. *The proposed amendment will allow this property to be repositioned and encourage investment. The goals stated in the Comprehensive Plan, the Daufuskie Plan, the CDC and the Daufuskie Island Code cannot be met without the proposed property rights.*

e. The proposed amendment will also provide an economic base essential to support continued operation of the ferry service and amenities.

4. Is required by changed conditions.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point does not adequately show how this proposed amendment is required by changing needs.

The applicant's comments below are provided to clarify how the proposed amendment is required due to changing conditions:

- a. Bloody Point Golf Club, Inc, the managing company for the Bloody Point golf club and associated amenities owned by the applicant, has invested and lost millions of dollars in revitalizing and maintaining this property and continues to loose over a million dollars a year at Bloody Point.*
- b. The National Golf Foundation (NGF) reports that there have been significant changes in the golf industry including year over year declines in golf rounds payed per year and a lack of interest in golf by millennials and younger generations going forward.*
- c. In addition, the NGF reports that the number of golf courses constructed in the U.S. outpaced demand and that around 100 courses per year are being closed across the country.*
- d. Additional changes in the travel and tourism industry include the shift away from golf oriented real estate to destinations offering active lifestyles focused on nature-based recreation and places with mixed-use villages like those suggested by the Beaufort County Comprehensive Plan, the Daufuskie Plan, the CDC and the Daufuskie Island Code for this property.*
- e. It is likely Bloody Point Golf Club, Inc will not be able to keep this enterprise open.*
- f. All operations that will be closed due to new market conditions include the 18-hole golf course, the beach club and pool, the Osprey Cottage 7 Room Inn, the restaurant at the golf clubhouse and the ferry transportation system.*
- g. Closing Bloody Point Golf operations and facilities will have a significant negative impact for the community, the existing homes and properties within Bloody Point and Daufuskie Island.*
- h. The proposed amendment is required due to changing conditions.*

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point is a substantial change from what is currently platted and developed and that the applicant mitigates some of the incompatibilities by providing "generous internal open spaces," which includes greenways, lagoons, and tidal marshes separating existing single-family lots from the proposed development.

The applicant's additional comments below are provided to demonstrate how the proposed amendment is compatible with existing and proposed surrounding uses and is an appropriate zoning designation and use for the land:

- a. The proposed land uses are a change from what is currently provided, but are compatible with existing land uses, as stated above, due to the inclusion of generous internal open spaces including greenways, lagoons, and tidal marshes separating existing single-family lots from the proposed development.*

- b. *In addition, the proposed amendment reflects land use recommendations proposed by the Comprehensive Plan, the Daufuskie Island Plan, the CDC and the Daufuskie Island Code as outlined below:*
- *This property is identified as a growth area and designated as G5/Conventional Infill/Retrofit Sector;*
 - *And the future land use category of Neighborhood/Mixed Use is designated in current Beaufort County Comprehensive Plan for this property.*
 - *The Beaufort County Comprehensive Plan also encourages new, mixed-use development to be pedestrian friendly, interconnected and have a mix of housing types and land uses including single family attached and detached residential, neighborhood retail uses and services with civic open spaces and trails.*
 - *The proposed amendment includes dedication of a generous open space system surrounding existing development to serve as shared open space and buffer for the adjacent lots.*
- c. *These codes and comprehensive plans support the plausibility of the plan and the enhanced value it could bring to the community, along with the implementation of the Daufuskie Island Plan and Code stated Vision for the Island.*
- d. *In order to manifest the Vision, significant change will need to occur on the island, which is understood and reason for implementing a Daufuskie Island Plan and Code.*
- e. *The Daufuskie Island Plan states that the existing PUD's have little incentive to incorporate neighbors resulting in uncoordinated development that threatens long term viability of the Island.*
- f. *This amendment provides the framework to implement positive, interconnected change that is good and consistent with the Beaufort County Comprehensive Plan, the Daufuskie Island Plan, the CDC and the Daufuskie Island Code, while being compatible with existing land uses.*

6. Would not adversely impact nearby lands.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point would not adversely impact nearby lands.

The applicant's additional comments below are provided to further demonstrate how this activity would help prevent decline in property values through the loss of key amenities and the deterioration of core property.

- a. *It is likely Bloody Point Golf Club, Inc. will not be able to keep this enterprise open as a golf destination. Significant changes in the demand for golf have not supported a golf operation at this location.*
- b. *Closure of golf operations, clubhouse, restaurant, beach club and ferry operation and other core amenities will adverse impact adjacent property value.*
- c. *This amendment represents an opportunity to prevent those adverse impacts. The proposed amendment includes generous buffers, an open space system with trails and greenways, a beach club amenity, a mixed-use commercial village with residential and an inn and a ferry operation to enhance values of existing properties.*

7. Would result in a logical and orderly development pattern.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point is in keeping with the "resort" character of the Bloody Point development and that the proposed clustering of

small units throughout the golf course property will enhance the eventual conversion of this development to transect zones and a pedestrian-friendly environment as envisioned in the Daufuskie Island Plan.

The applicant's additional comments below are provided to demonstrate how the proposed amendment would result in a logical and orderly development pattern:

- a. *The proposed amendment includes a carefully arranged combination of land uses that include a generous open space system to protect and enhance existing properties, a village core and Inn to insure economic success, a ferry boat landing providing essential access, beach club and amenities, commercial activities to support residents and guests which are arranged in a logical and orderly development pattern.*
 - b. *The proposed amendment reflects the planning principles set out in the Beaufort County Comprehensive Plan, the Daufuskie Island Plan, the CDC and the Daufuskie Code and are logical and orderly.*
 - c. *This proposed amendment also reflects the Purpose and Vision of the Daufuskie Island Code which are, as stated above, to allow contextually appropriate "community-based" development.*
 - d. *These proposed changes are in keeping with the Daufuskie Island Code Vision and appropriately apply the intended character and style of growth for the Island.*
8. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the Zoning Map Amendment for Bloody Point is determined not to have adverse impacts on the environment.

The applicant's additional comments below are provided further demonstrate how the proposed activity would not result in adverse impacts to the environment:

- a. *The proposed amendment will result in the removal of an eighteen-hole golf course. Golf courses are known to be high maintenance, high impact amenities that can impact surrounding environment due to the heavy use of water and chemicals to maintain their appearance.*
 - b. *The amendment includes an area of land to be allotted for natural open space of approximately 68 acres, which is more than 35% of the total acreage of the property.*
 - c. *This open space system will be maintained as meadows, woodlands, lakes and wetlands with lower impacts on the surrounding environment. Many of these natural resources will be accessible via trails and bikeways, cart paths and bridges for the enjoyment of the community for nature-based recreation.*
 - d. *The existing lagoons will be utilized to store and treat storm water prior to discharge into adjacent wetlands and water bodies.*
 - e. *Proposed open spaces, lagoons and wetlands will present opportunities to provide a healthier and more divers ecosystem and wildlife habitat with places for nature-based recreation, than currently allowed by the golf course.*
9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

As stated in the Analysis provided by Beaufort County Planning staff in a Memorandum to the Beaufort County Planning Commission dated January 4, 2016, the County Traffic and Transportation Engineer determined that a TIA is not necessary as the development is self-contained and will generate very little traffic of consequence. And that the proposed boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. Transportation within Bloody Point is largely via golf carts, bicycles, and walking paths.

The applicant's additional comments are provided to demonstrate how the proposed amendment would be adequately served by public facilities.

- a. The proposed amendment would provide the economic basis required to support a ferry transportation service. Without approval, it is unlikely that Bloody Point will maintain a ferry service.*
- b. In addition, the applicant has obtained and provided Letters of Intent for Serve (Application Exhibit J) from service providers for other public facilities such as water, sewer, waste, fire and telephone.*

MEMORANDUM

TO: Anthony Criscitiello
FROM: John Carroll
DATE: January 8, 2016
RE: Information regarding Bloody Point's Covenants, Conditions and Restrictions

Issue:

What Property is subject to the original Declaration of Covenants, Conditions, and Restrictions (the "Declaration") for the development known as Bloody Point?

Analysis:

The Declaration encumbering the home sites within the development known as Bloody Point is dated October 26, 1989, and is recorded in the Beaufort County Register of Deeds in Deed Book 539 at Page 1350. The Declaration encumbered the property identified as the Daufuskie Island Club Phase I lots, and is further identified in **Exhibit "A"** of the Declaration. Other than the property identified in **Exhibit "A,"** there is no other property subject to the original Declaration, however property was later added as Additional Property subject to the Declaration by amendment. A copy of the Declaration is attached to this memorandum as **Tab "A."**

In regards to the original subject property, the legal description describes the restricted land in a recorded Plat found in Book 36 at Page 238. Below is the legal description for the property:

"All those certain lots, parcels and tracts of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, generally known and described as "Daufuskie Island Club, Phase I Lots", more particularly shown on plats thereof prepared by Thomas & Hutton Engineering Co., S.C. R.L.S. #11079, said Plats dated the 26th day of April, 1989, and recorded in the Office of the Register of Mesne Conveyance for Beaufort County, south Carolina, in Plat Book 36 at Page 238. For a more specific reference as to metes and bounds, reference is herewith craved to sad plat."

A copy of the plat depicting the original property encumbered by the Declaration is attached to this memorandum as **Tab "B."**

Section 2.02 of the Declaration allows for the Declarant to encumber Additional Property by amending the Declaration. There have been six amendments to the Bloody Point Declaration filed since 1996. A brief synopsis of the Amendments follows:

<u>Amendment</u>	<u>Dated/Filed</u>	<u>Book/Page</u>	<u>Action</u>
First	06/10/96 06/13/96	866/239	<p>Added: 16.023 Ac, Parcel A, PB 39/80 Lots 100, 101 & 102, Ph III PB 62/100 Lots 103-108, Ph III, PB 45/39 Lots 109 & 110, Ph III</p> <p>Also, changed names, as follows: Daufuskie Island Club Property Owners Association, Inc. changed to Bloody Point Club Property Owners Association, Inc.</p> <p>Daufuskie Island Club Homesites changed to Bloody Point Club Homesites</p> <p>Daufuskie Island Club, Inc. changed to Bloody Point Club, Inc.</p> <p>Added: New Article 1.01(ff) to designate Lots 1, 2, 3 & 4 as Ocean Home Sites</p> <p>Amended Plan of Development to add language regarding designating any or all of the Ocean Home Sites as Cluster Home Areas and to allow Cluster Home Associations to be formed, subject to the Declaration</p> <p>A recorded copy of the First Amendment to the Declaration is attached as Tab "C."</p> <p>A recorded copy of the plats describing the Additional Property referenced in the First Amendment is attached to the memorandum as Tab "D." Lot 108 is not visible on any recorded plat, so the tax map for Lot 108 is included within Tab "D."</p>
Second	10/15/97 10/21/97	983/1998	<p>Added Lots 100, 101 & 102 River Road, PB 62/100</p> <p>A recorded copy of the Second Amendment to the Declaration is attached is Tab "E."</p> <p>A recorded copy of the plat describing the Additional Property referenced in the Second Amendment is attached to the memorandum as Tab "F."</p>

Third	10/12/99 10/14/99	1223/1106	Added Lot 1A, Founders Parcel, PB 61/6 A recorded copy of the Third Amendment to the Declaration is attached is Tab "G." A recorded copy of the plat describing the Additional Property referenced in the Third Amendment is attached to the memorandum as Tab "H."
Fourth	12/04/00 12/11/00	1361/1518	Added 6.20 Ac, Future Development, Fuskie Lane PB 77/12 A recorded copy of the Fourth Amendment to the Declaration is attached is Tab "I." A recorded copy of the plat describing the Additional Property referenced in the Fourth Amendment is attached to the memorandum as Tab "J."
Fifth	01/12/01 01/18/01	1375/239	Changed the maximum number of members of the Architectural Review Board to Seven (7). A recorded copy of the Fifth Amendment to the Declaration is attached is Tab "K."
Sixth	08/05/05 11/14/05	2267/1877	Added provisions for "Beach Special Assessments" to Section 9.04 – Special Assessments A recorded copy of the Sixth Amendment to the Declaration is attached is Tab "L."

Conclusion:

The Declaration and its subsequent Amendments encumbered residential lots, but at no point did the golf course at Bloody Point become encumbered by the Declaration. Therefore, the voting process for property owners subject to the Declaration is not applicable to a change of use of the golf course. Moreover, the Declaration does not create any rights in the owners of property encumbered by the Declaration to the extent that the golf course remain as a golf course since the golf course property is not subject to the Declaration.