

ADDENDUM  
HERITAGE TRUST ADVISORY BOARD MEETING ON MAY 19, 1988  
CONCERNING DEWEES ISLAND

The Board reconvened at 1:00 to consider the revised Dewees Island Development Plan. Chairman Gauthreaux called the meeting back to order and called on representatives of the developer to present the revised plan. Speaking for the developer were Mr. Duncan Newkirk of Newkirk Environmental Consultants, Mr. Truitt Rabun of Edward Pinckney Associates, and Mr. Mike Sanders representing the Patton Corporation. Mr. Rabun compared the development plan approved by the Commission in 1976, which is still in effect, with the proposed changes. Details of the amendments to the plan are spelled out in a document entitled Amendments to Dewees Land Plan, dated May 16, 1988 which are attached to the original copy of these minutes.

Board members then raised several concerns and asked several questions concerning the plan. Issues raised were:

- A provision to prevent driving vehicles on the beach is needed.
- Use of horses on the island could add substantially to pollution problems.
- Parking problems on Isle of Palms.
- No mention is made of minimum or maximum square footage allowed per development unit.
- Pollution from septic tanks is going to be a problem. DHEC approval is needed.
- Representative Foxworth requested a public hearing on the Isle of Palms to facilitate public input.
- The north end of the island (the end nearest Capers) should not become a center for boat access to the island.

Larry Cartee explained that several documents still have to be developed and these would be included in the management plan by reference. The documents to be incorporated are:

- A. Homeowners Association Documents
- B. Architectural Guidelines
- C. Covenants and Restrictions
- D. Impoundment Management Plan
- E. Wildlife Management Plan

It was further explained that the Advisory Board will have the opportunity to comment on these plans as well as Coastal Council certifications and DHEC permits before they are approved.

Mr. Charles Sweatt raised two concerns for the Board's consideration. The first concern is pollution from septic tanks or a common sewage treatment system on the island. He claims that any sewage system on the island would

result in closure of the shellfish grounds surrounding the island. The second concern was the height of buildings and visibility of the development from Capers Island. He pointed out that a two story house with a habitable attic with a ground line above the flood level would be nearly as high as the Gressette Building and would be visible from Capers Island. He also raised a question about procedure, pointing out that the approval appears to be being rushed through. He called for a public meeting on the Isle of Palms.

A telegram from Mayor Bunch of the Isle of Palms requesting an extension of the time to consider the development plan was passed around to Board members.

The Board then took the following action: On the motion of Representative Foxworth and second of Mr. Compton, the Board voted to approve the plan conceptually, subject to details to be worked out in the five documents mentioned above and in various permits necessary to carry out the development plan. In discussing the motion, Board members noted that the development plan represented a substantial improvement over the development plan approved by the Commission in 1976. It was also pointed out that the plan addresses the major concern of the Board, visibility of the development from Capers Island. It was agreed by all parties that in this respect, the plan is a substantial improvement over the original. Chairman Gauthreaux also requested that the concerns raised during the meeting about extending the comment period be passed on to the Commission for their consideration.

There being no further business, the meeting was adjourned.

AMENDMENTS TO

D E W E E S  
THE LAND PLAN  
May 1976

May 16, 1988

1. INTRODUCTION:

The development objectives and overall concept as established in the 1976 Dewees Land Plan remain basically unchanged. There are minor amendments to the Land Plan as outlined below in the order in which they appear in the original document. These amendments further enhance and protect the delicate environment and ecosystem of Dewees Island.

2. AMENDMENTS:

DEVELOPMENT OBJECTIVES

A new land plan representing the amendments is included as "Attachment A, Conceptual Land Plan, May 16, 1988."

D. ACCESS

(Add) A ferry boat shuttle service will be provided from an embarkation point at Dewees Island Marina, located at 41st Street, Isle of Palms (adjacent to the Wild Dunes Yacht Harbor Marina). The debarkation point will be provided by upgrading the existing dock facility on Dewees Island.

(Add) A boating facility in the vicinity of the existing shuttle boat dock may be provided for recreational use and access to the water. This facility may be a dry storage area or other facility that utilizes an upgrading of the existing boat ramp. This facility will be designed in a manner suitable for approval by the environmental review agencies.

I. WASTE DISPOSAL

Policy (Delete entire section)

(Add) Solid Wastes - Solid wastes will be collected on the island by a DHEC approved solid waste contractor and removed from the island for disposal at a DHEC approved disposal area on the mainland.

(Add) Sanitary Sewage Treatment - A modified septic tank low pressure sewer system with central disposal fields will be provided in conjunction with existing septic tanks. One central disposal field site will be

located in the area of the existing recreational facility. A second disposal field location will be in the area of lots 107 through 113. Field reports will determine best suitable locations. Any system or modifications of this sanitary sewage treatment plan will be DHEC approved.

#### DETAILED CONSIDERATIONS

##### Dredging and Filling

(Delete entire section)

(Add) Due to and respect for the most recent state and federal legislation concerning fresh and salt water wetlands, no dredging or filling of these areas will be allowed. All jurisdictional wetlands on the island, both salt and fresh water, have been identified and the new Conceptual Land Plan indicates no filling or dredging in any of these jurisdictional wetlands. The only exceptions to the above are 1) to repair the breach on the front beach as authorized under SCCC Permit No. PN 82-2C-092 and 2) to repair and maintain existing banks, dikes, water control structures and roads.

##### Preservation of the Marsh

(Add) There will be no filling or dredging on the marshlands, except as noted in the section titled Dredging and Filling above.

##### Preservation of the Beaches

(Delete) Lots 1 through 56 have direct access to the beach. An access has been provided for residents of other lots between lots 52 and 53. This access provides parking as well as a cabana for relaxation.

(Add) Lots 1 through 50 have direct access to the beach. Additional access will be provided for residents of other lots by occasional boardwalks through common easements between lots 12 and 51.

(Add) Nothing in this plan shall affect the status of the title of the state or any person to any land below the mean highwater mark.

##### Residential Requirements

(Add) The lodge will be residential in nature, and will not be marketed in any way which would attract guests other than those invited by the property owners on the island. The lodge will be limited to 15 guest rooms.

(Add) Building heights will be restricted to two stories above the minimum flood elevation required by building codes. Attics may have habitable space and dormers. Widow's walks and cupolas compatible with the architecture are allowed above the roof ridge line.

(Add) On residential lots where access to the site is obstructed by fresh or salt water wetlands, bridges will be required so as to preclude any need for filling.

(Add) The S.C. Wildlife and Marine Resources Department will have the right to review the following documents as part of the "overall long-range comprehensive development plan":

- a. Homeowners' Association Documents
- b. Architectural Guidelines
- c. Covenants and Restrictions
- d. Impoundment Management Plan
- e. Wildlife Management Plan

#### Open Space/Conservation/Preservation

(Delete) Controlled hunting, fishing and photography will be permitted on all of the conservation areas in addition to other recreational uses. These activities, however, should be regulated by following not only accepted federal, state and county laws but special provisions prepared for the island itself.

(Add) The entire island will be managed as a wildlife preserve. A wildlife management plan will be formulated for the entire island in consultation with the S.C. Wildlife and Marine Resources Department. This plan will provide for the preservation and creation of as much wildlife habitat as possible for migratory waterfowl, wading birds and resident species.

The beach dune system on the north end of the island is preserved with no building allowed, except for the limited recreational activities indicated on the Conceptual Land Plan.

#### The Concept Plan

1. (Add) There is an allocation for 13 residential units on lots 1 through 11 shown on the "Conceptual Land Plan", dated May 16, 1988. These 11 lots may be reconfigured over time for 13 residential units. These 13 residential units, in combination with the 137 units allowed on lots 12 through 148, total 150 residential units.

- 5. (Delete)
- 17. (Delete)
- 18. (Delete entire section)

(Add) Building setback lines will be established as follows:

<u>Location</u>	<u>Minimum Setback</u>
Front beach setbacks in the area of lots 8-50	150' (1)
Setbacks from marsh (including lots 1-7) and Managed Impoundment Area	25' (1)
Setbacks from interior wetlands (fresh and salt water)	10' (2)
Setbacks from street right-of-ways	50'
Setbacks from side lot lines and flag lot interior lot lines	10'

(1) Beach, marsh and impoundment setbacks measured from SCCC critical area line.

(2) Interior wetland setbacks measured from the jurisdictional boundaries of the wetlands.

The Architectural Review Board may grant variances to these setbacks to allow for the preservation of monumental trees. This does not apply for front beach setbacks.

The location of all structures in place at the time of this May 16, 1988, Amendment are "grandfathered" and these setbacks do not apply to them.

- 19. (Delete entire section)

Recreational

(Delete) Because of the deep water inlets around the island, large boats and sailing vessels can be accommodated at the marina for both ocean and intracoastal sailing.

### Transportation

(Delete) The roads within the rights of way are proposed to be 12 to 15 feet wide asphalt riding surfaces that will meander between specimen trees and over and around the hills and valleys of the island.

(Add) Road paving will be limited to crusher run granite, oyster shell, coquina or other pervious paving materials. Asphalt, concrete and other impervious materials are prohibited as road paving.

### Preserved Marshland and Dunes

(Delete) The dunes on the northeast end of the island adjacent to Capers Inlet will be left in their natural state for a distance of about 500 feet from the ocean front. Future development in this area will be limited to a small strip adjacent to the "Seewed" lagoon and all structures should be built on piling.

(Add) Development of the dune ridge area at the north end of the island will be restricted to passive recreational activities as indicated on the Conceptual Land Plan.

### Lots

(Delete entire section)

(Add) Dewees Inlet Lots

Lots 1-7 average approximately 2.0± acres in size with an average minimum width of 100'.

### Beach Front Lots

Lots 8-50 average approximately 1.0± acres in size with 100' average widths.

### Other Lots

Lots 51-54 are marsh/ocean lots and average approximately 1.1± acres in size with 180' average widths. These lots have direct marsh ocean views.

Lots 55-94 average in size from .5± acres to 1.1± acres in size with 150' average widths. These lots border on the Managed Impoundment Area and the Wildlife Preserve Area.

Lots 95-102 average approximately .9± acres in size with 200' average widths. They border the Managed

Impoundment Area with views to the Wildlife Preserve Area.

Lots 103-115 average approximately 1.3± acres in size with 200' average widths. They border the Managed Impoundment Area.

Lots 116-135 average approximately 1.2± acres with 140' average widths. They border the Shellfish Gathering Area with views to Hamlin Sound.

Lots 136-148 average approximately 1.0± acres in size with 150' average widths. These lots border the Wildlife Preserve Area with views to the dune ridge and the ocean.

#### Dune Ridges for Future Dwelling Sites

(Delete entire section)

(Add) The dune ridge on the northern end of the island will be restricted to passive recreational activities and resident development will be prohibited.

#### Marina

(Delete this section)

#### Service Area

(Delete this section)

(Add) The service area will be located in the peninsula of existing high ground adjacent to lot 115 and the Managed Impoundment Area. No dredging and filling of the Managed Impoundment Area will be permitted or required for development of the service area.

#### Fresh Water (Old House Creek) Lagoon

(Delete this section)

(Add) The Managed Impoundment Area will be managed as a wildlife preserve and mariculture area under a plan formulated with the assistance of the S.C. Wildlife and Marine Resource Department.

#### Salt Water Lagoons

(Delete this section)

#### Riding Center

(Delete this section)



The Lodge

(Delete this section)

(Add) A lodge may be built to provide guest rooms and recreational facilities for use by guests of Dewees Island homeowners. The lodge may have up to 15 guest rooms, a common living room, recreational room, kitchen and other support facilities. The lodge may have a swimming pool, tennis courts and other recreational facilities.

END OF AMENDMENTS