



Bay Point Island, Beaufort County

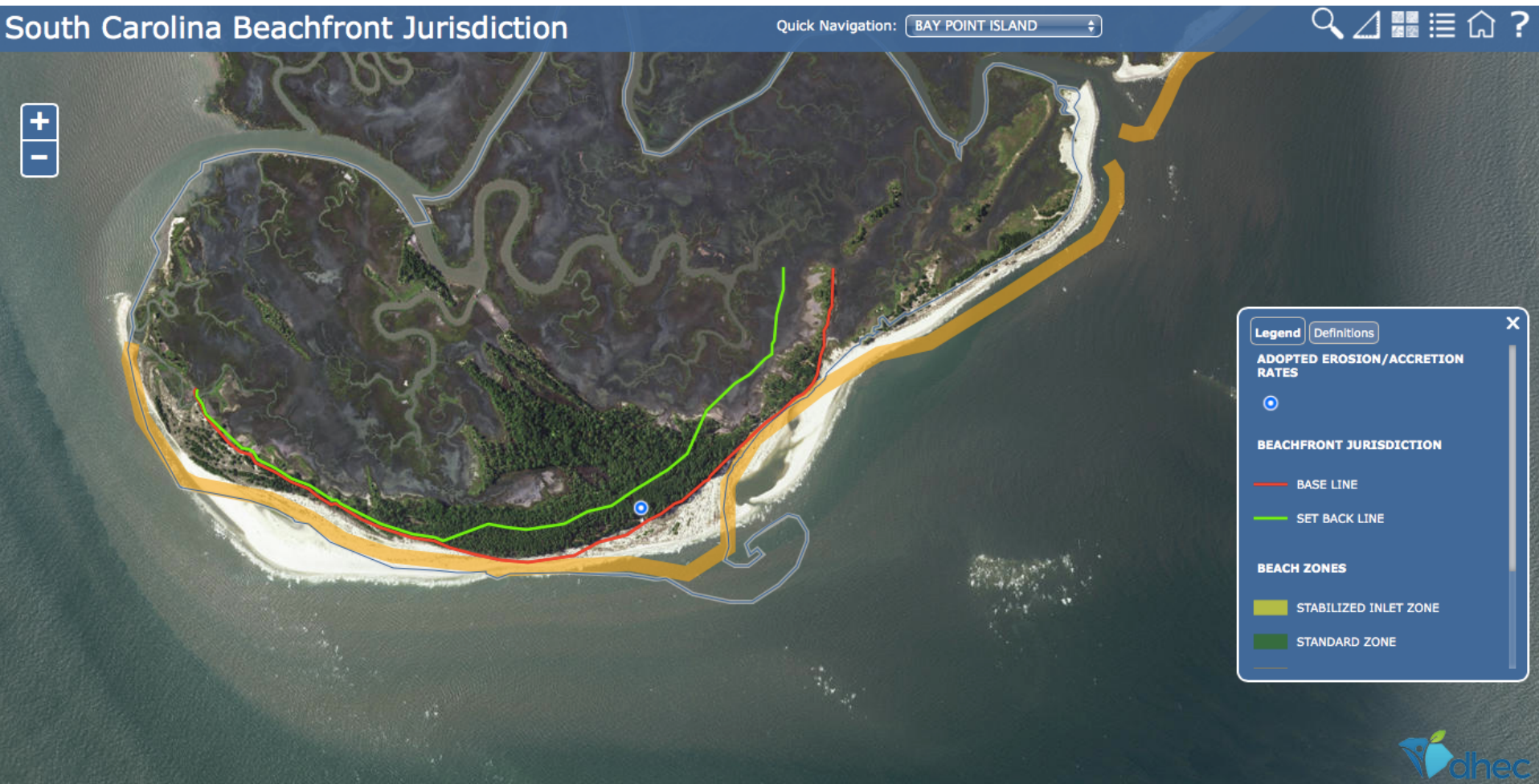
# Six Senses Bay Point Island - Plan



Provided by Six Senses via presentation to Town of Hilton Head 9/20/16



# Six Senses Bay Point Island - Reality



Information from SCDHEC Beachfront Jurisdiction database.

Takeaway: developable area of Bay Point Island is high ground behind the setback line.

<http://www.scdhec.gov/beach/BeachfrontJurisdiction/>





Community Preservation Rural

Rural

Resource Conservation

Resource Conservation

Resource Conservation

Resource Conservation

Resource Conservation

St Philips

Resource Conservation

Resource Conservation

# Bay Point Island

Beaufort County Zoning +  
DHEC

Resource Conservation

Resource Conservation

Resource Conservation

Bay

Red line is base line  
Green line is setback line

Source SC DHEC





Bay Point Post Matthew 10/16  
*Photo by Richard D. Porcher, Jr.*  
Flight Courtesy of SouthWings.org





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**BAY POINT ISLAND**


South Carolina, United States | USD 16,000,000

Source: [www.privateislandsonline.com](http://www.privateislandsonline.com)



Bay Point Post Matthew 10/16  
*Photo by Richard D. Porcher, Jr.*  
Flight Courtesy of SouthWings.org



An aerial photograph showing a coastal landscape. In the foreground, there is a sandy beach with gentle waves lapping at the shore. Behind the beach is a dense forest of green trees. To the right of the forest, a narrow strip of land extends into a body of water, featuring a small dock and a red-roofed building. The surrounding water is a mix of blue and brownish-green, indicating marshland or tidal flats. Two text boxes with arrows point to specific features: one points to the marsh area on the left, and the other points to the dock on the right.

Note dead or salt-logged tree cover on marsh side

Existing Dock; Entry Point

Bay Point Post Matthew 10/16  
Photo by Richard D. Porcher, Jr.  
Flight Courtesy of SouthWings.org





Arrows provide point of reference for island features and ongoing sand movement over time




Bay Point Post Matthew 10/16  
Photo by Richard D. Porcher, Jr.  
Flight Courtesy of SouthWings.org





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Visible change of sandy shoal over time, expected to continue to change with wave and wind energy

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Photo by Richard D. Porcher, Jr.  
Flight Courtesy of SouthWings.org

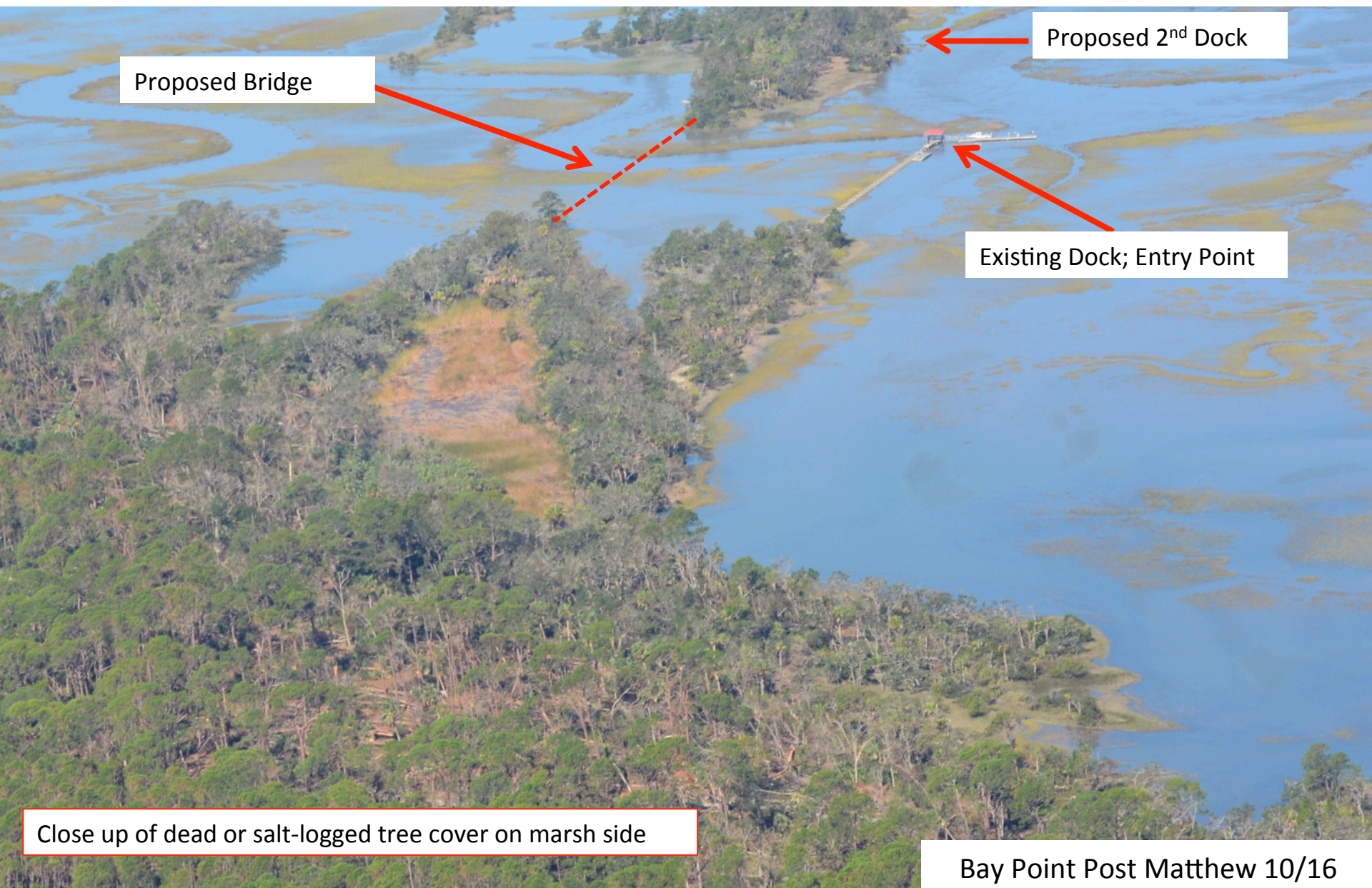




Note dead or salt-logged tree cover on marsh side

Bay Point Post Matthew 10/16  
Photo by Richard D. Porcher, Jr.  
Flight Courtesy of SouthWings.org





Proposed Bridge

Proposed 2<sup>nd</sup> Dock

Existing Dock; Entry Point

Close up of dead or salt-logged tree cover on marsh side

Bay Point Post Matthew 10/16  
Photo by Richard D. Porcher, Jr.  
Flight Courtesy of SouthWings.org





Bay Point Post Matthew 10/16  
*Photo by Richard D. Porcher, Jr.*  
Flight Courtesy of SouthWings.org





Spa/Gym/Welcome Center

Proposed 2<sup>nd</sup> Dock

Proposed Bridge

Existing Dock; Entry Point

Guest housing (50), Restaurant, Lobby, Meeting space

Approx 60 acres of tree cover behind the DHEC setback line

Bay Point Post Matthew 10/16  
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Flight Courtesy of SouthWings.org





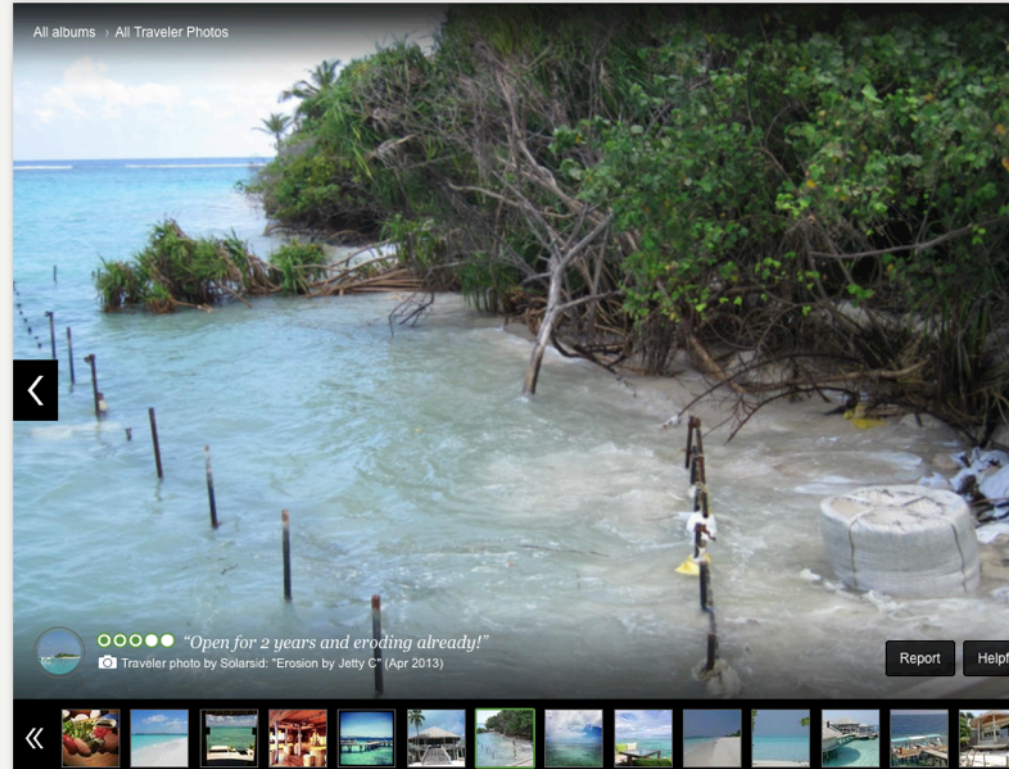
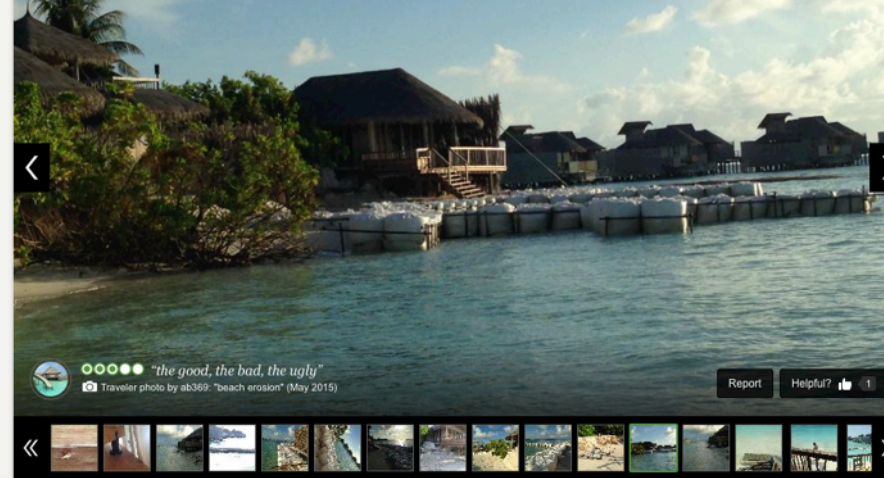
Guest housing, continued.

Tennis



# Current Six Senses Properties

## Images from Trip Advisor 10/16





# What's next?

