

Community Knowledge Series ·
Session 1

Community History & Development Structure

The story of this land — and how the community came to be governed the way it is today.

July 29, 2026 · Coosaw Point Clubhouse · 6:00 PM

coosawfutures.org

A 12-session series — tonight is the foundation.

Tonight's Roadmap

Four parts — 30 minutes — grounded in recorded documents

00 The Framework

How communities like Coosaw Point are structured — and why it matters for every owner

01 The Land & Vision

3,000 years of history — and how two men encoded Lowcountry character into the community you live in

02 Our Community Grows

25 years of Coosaw Point — the map, the phases, and how a neighborhood became a community

03 Governance

The Declarant, the documents, the chain of authority — and what Session 2 will explain in full

30 min presentation · 5 min handout · 25 min Q&A · A 12-session series — tonight is the foundation.

Part 00 — How a PUD Community Works

A Planned Unit Development

- A zoning mechanism where a developer builds a self-contained community.
- In the 1990s, Beaufort County was growing rapidly but lacked capital to fund the infrastructure that growth required.
- PUD framework was the county's answer: private developers bring the capital and build the community. They govern during the development period.
- That governing authority — held by the developer, called the Declarant — is the foundation of how Coosaw Point has been structured since 1997.

Impact for Coosaw Point

- The Declarant controls the POA Board, the ARB, and amends governing documents during the development period.
- This is standard practice in planned communities nationwide.
- Understanding the specific terms of Coosaw Point's version of this arrangement — the Declarant, what they control, and what triggers the transition to owner governance.
- Decisions encoded in the 1997 governing documents — and amended since — shape Coosaw Point's future.

Source: Beaufort County Land Management Ordinance; Amended & Restated Declaration, Book 2275/Pg 2068 | LMO ordinance date — verify with Beaufort County Planning Dept

Part 01 — 3,000 Years Before the Gate

~1000 BC

Native American Foragers

Seasonal oyster harvesting for 2,000+ years. Their shell deposits still surface throughout Coosaw Point lots today.

1700s

Colonial Era: The Talbirds

Henry Talbird's brick kiln = today's Brickyard Point. Son Thomas pioneered tabby construction — lime, water, oyster shells — visible in historic Beaufort to this day.

Early 1800s – 1865

Laurel Hill Plantation

Dr. B.B. Sams, long-staple cotton. By 1850: 93.2% of Beaufort District was enslaved. A cemetery at the center of Coosaw Point holds the people who worked this land.

1865 – 1939

Freedmen Tenant Era

Union post 'Coosaw / Sams Fort' at the northeastern tip — the origin of our community's name. Post-war, freedmen farmed the land in the era that followed.

Sources: ARB Guidelines Aug 2024, Section I.A; Beaufort County historical records; 1997 Archaeological Survey | Full history: Charles Moore's essay, July 2, 2026

1939 – 1983: The Henderson Era

Girard "Jerry" Henderson

- 1939: Assembled ~600 acres from the former Laurel Hill tract
- Owner of Blue Channel Corporation — crab processing, a cornerstone of Beaufort's economy
- All-concrete house on Lucy Creek; arrived by yacht and private plane
- FAA-registered grass airstrip: Laurel Hill Plantation Airport
- Henderson Way named in his honor; body interred in the chapel on that street

Farm Operations & Legacy

- Truck farming: fruits, vegetables, and flowers as cash crops
- 1977: Experimental mariculture/prawn farm — one of SC's earliest aquaculture programs, cooperative with the Marine Resources Center
- His vision: preserve the natural character of the land
- After 1983: Gallant family acquired the tract as a private retreat before development planning began

The Thread That Carries Forward

Henderson's 40-year vision — preserve and enhance, not clear and build — is the ethos Gallant later encoded in the ARB guidelines. The design standards governing your home today trace directly to how Jerry Henderson used this land.

Robert Gallant and the Founding Vision

The Gallant family built a governance framework designed to protect the community's character regardless of who developed it in the future.

Pillar I

Covenants & Bylaws

Legal governance infrastructure recorded in Beaufort County ROD — binding on every owner and their successors.

Pillar II

Architectural Review Board

Design enforcement authority to protect the Lowcountry character of every structure in the community.

Pillar III

Pattern Book & ARB Guidelines

Design standards rooted in the 1997 archaeological survey and Lowcountry building traditions.

Pillar IV

130 Acres Preserved

Open space, trails, duck ponds, and wetlands — permanently protected as part of the founding vision.

Pre-transfer recognition: Ideal Living Best of Best in Coastal Communities — 2019 and 2020 | 1997 survey first formally named the property 'Coosaw Point'

The Governing Foundation: Nov 28, 2005

Amended & Restated Declaration of Covenants, Conditions & Restrictions

Book 2275 · Page 2068 · Beaufort County Register of Deeds

Still in effect today.

1 The POA is Every Owner

The Coosaw Point Property Owners Association is the governing body. Membership is automatic — every lot owner is a member.

2 The ARB Has Authority

The Architectural Review Board holds binding authority to enforce design standards for every structure in the community.

3 The Declarant Controls During Development

The Declarant holds control of the POA Board and the ARB during the Declarant Control Period.

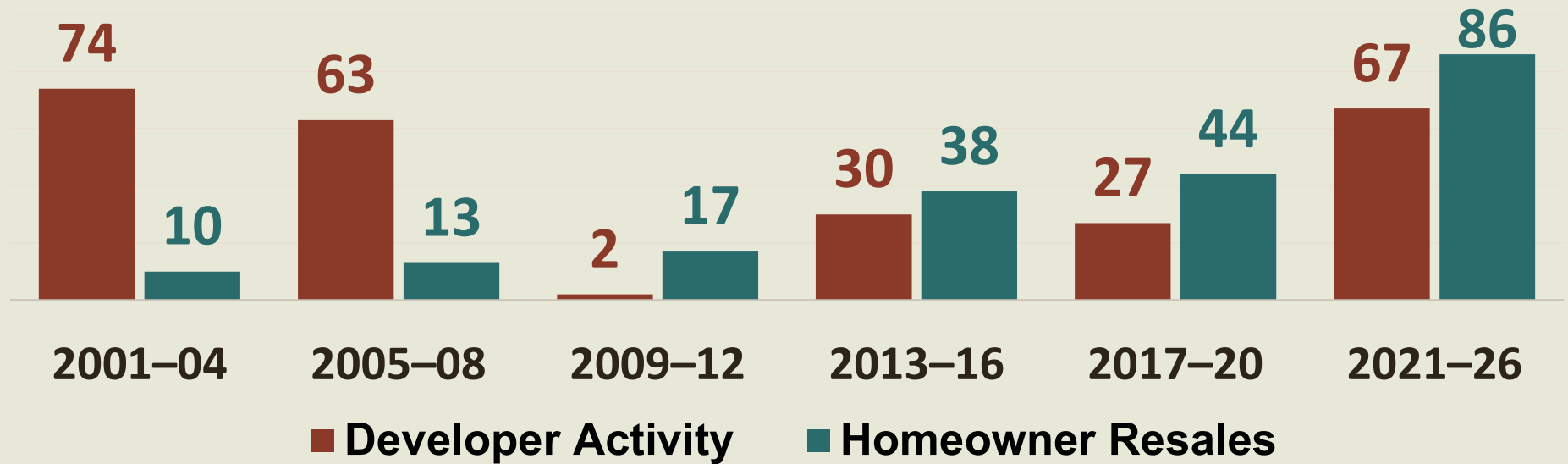
4 Control Ends on Specific Conditions

The Declaration specifies the conditions under which Declarant control ends and governance transfers to member-elected owners.

Part 02 — Coosaw Point Today



Part 02 — 25 Years of Growth: How Coosaw Point Became a Community



Since 2009, homeowner resales have consistently exceeded developer and builder activity.

Part 03 — Development Phases: How the Community Was Recorded

Phase 1A Plat Bk 77/Pg 86

Phase 1B Plat Bk 84/Pg 86

Phase 1C Plat Bk 94/Pg 157

Phase 3A Plat Bk 85/Pg 50

Phase 4A Plat Bk 91/Pg 48

Phase 5 Plat Bk 93/Pg 100

**158 lots
combined**

Phase 6 Plat Bk 168/Pg 82

52 lots

**250 lots with deed history (214 occupied,
34 builder/investor, 2 developer)**

*658 deed transactions (July 7, 2026) |
+50 Phase VI lots unsold*

The Land: What the Declaration Calls Exhibit A & Exhibit B

EXHIBIT A — Your Community

- The land that is Coosaw Point today
- Phases 1A through 6 — all now under the Covenants
- 210 total platted lots
- The numbered areas on the marketing map
- Includes Phase VI (Park Square) — 52 lots recorded 2026

EXHIBIT B — Future Land

- Additional land adjacent to Coosaw Point
- ~348+ acres, Sam's Point area
- The tan 'Future Development' area on the marketing map
- Not yet platted or under the Covenants
- The Declarant has a right — not an obligation — to annex it
- If annexed: the community and its governance change
- Analysis of implications: Session 2

Part 03 — Declarant: The Term Means

The Declarant is the entity that controls the community's governing association during the development period.

01 Board Appointment

Appoints majority of POA Board directors during Control Period — currently 3 of 5 seats. Section 3.3 gives members the right to elect 2 directors once 200 lots are sold. Full board composition: Session 2.

02 Document Amendment

Can amend governing documents without a member vote during the Control Period. This has happened multiple times at Coosaw Point.

03 ARB Control

Appoints all ARB seats during development, controlling design decisions — the standards that shape your neighborhood's character.

04 Exhibit B Decisions

Controls whether and when additional land is annexed — which changes the community's future size and governance timeline.

The Declarant Control Period is standard practice in planned communities. What matters is understanding how it works at Coosaw Point. → Full coverage: Session 2.

The Declarant Chain: Three Entities, One Governance Structure

The governing documents — and the ARB — travel with the community, not with any individual Declarant.

1



2



3

Gallant Family

Original Developers

Late 1990s – 2001

Deed Book 1378/Pg 1474

Original Declaration filed.
Founding governance framework
and design standards created.
Beaufort County PUD approved.

Coosaw Point, LLC

Development Period

2001 – ~2021

Book 2275/Pg 2068 (Nov. 28, 2005)

Amended & Restated Declaration.
2010 Amendment (Book 2962/Pg
1073) removed original 15-year
Control Period backstop — public
record.

Forino Properties SC 2, LLC

Current Declarant

~2021 – Present

Assignment: Book 3975/Pg 2704

Assignment of all Declarant rights.
Phase VI Supplemental
Declaration recorded June 18,
2026 (BK 4549/Pg 2650). Active
today.

2010 Amendment (Book 2962/Pg 1073) — removal of original 15-year Control Period backstop — public record. Full implications: Session 2.

Where We Are Today — Mid-2026

250

Lots with
deed history

200+

Homes
occupied

450

Beaufort County
PUD cap

2045

Latest Declarant
annexation right

Current Status

Forino Properties SC 2, LLC is the current Declarant. Phase VI (52 lots) is now subject to the Covenants.

How the Governance Structure Works

POA

All lot owners



Board

3 Declarant Appointed
2 Member Elected
(Control Period)



ARB

Design authority
(Declarant-controlled)



Declarant

Forino Properties
SC 2, LLC

Laurel Hill Cemetery: Community Stewardship in Practice

- **Pre-1865** Cemetery holds those enslaved at Laurel Hill and their descendants — still actively used by Gullah families today.
- **1997** Archaeological survey formally documents the cemetery's historical significance during Coosaw Point permitting.
- **Aug 2022** CPV proposes respectful restoration — consent secured from families, Forino, and the POA before a single branch is cleared.
- **March 2023** 18 volunteers clear 25+ cubic yards of fallen trees; Lisa Horne's team photographs and documents 50+ marked graves.
- **2025** Rev. Isiah Smalls and Friendship Baptist Church join; 14+ additional sites identified; 69 marked graves documented to date.

What the volunteers did here — organizing carefully, getting consent from every stakeholder, doing the work with respect — is a model for what community self-governance looks like.

What We Carry Forward

- 1 Coosaw Point is a PUD — a partnership forged in the 1990s between a developer and Beaufort County. The vision it encoded is still alive in every design standard today.
- 2 Three thousand years of human history live beneath this community — from oyster foragers to freedmen tenant farmers to Jerry Henderson to Robert Gallant to you.
- 3 In 25 years, something remarkable happened: a neighborhood became a community. Neighbors began choosing Coosaw Point from neighbors. That is the story of 2021–26.
- 4 The governing framework has outlasted two Declarant transfers. Session 2 explains how it works, what it controls, and what the community needs to know about where it stands today.

NEXT → Session 2: Understanding the Declarant Control Period

The Turn-Over calculation in full · All variables · What the community needs to know · August 2026