

2008
COMPREHENSIVE PLAN
Town of Sullivan's Island,
South Carolina

Draft Plan recommended by
Planning Commission to Town Council on
December 10, 2008
January 5, 2009 Committees of Council

Overview

1994 Local Government Planning Enabling Act (Title 6, Chapter 29 SC Code) requires municipalities to:

- Establish a Comprehensive Plan;
- Evaluate Comprehensive Plan
(minimum every 5 yrs);
- Update full Plan
(minimum every 10 years).

Sullivan's Island

Comprehensive Plan Background

1. 1998 – Town Council adopted first Comprehensive Plan (10/20/1998)
2. 2000 – Town Council adopted amended Comprehensive Plan (6/19/2000)
3. 2005 – Planning Commission reviewed Land Use element of Plan and recommended changes. Council did not amend Plan.

Sullivan's Island Comprehensive Plan (2008)

– **January 29, 2008:**

Public Forum at Holy Cross Episcopal to begin public input process.

– **January – December 20, 2008:**

- Total process was open to the public.
- Commission held 27 public meetings(40-50 hours) to review and revise the Plan. This represented 300-400 work hours total by Planning Commission members.
- Outside public meetings, Commission members devoted an untold amount of hours reviewing and editing the Plan as well as gathering information about the community.

Sullivan's Island Comprehensive Plan (2008)

- Town retained services of BCD-COG to draft Elements and provide some research.
- Commission requested input from Design Review Board and Board of Zoning Appeals regarding relevant Plan elements (i.e. Land Use).
- Commission relied upon Staff to suggest potential Needs & Goals items (i.e. Flood Plain Management).

Sullivan's Island Comprehensive Plan (2008)

Special thanks to Sullivan's Island Staff,
most particularly:

- Andy Benke, Town Administrator
- Kent Prause, Zoning Administrator
- Randy Robinson, Chief Building Official
- Lisa Darrow, Asst. to Town Administrator

Sullivan's Island Comprehensive Plan (2008)

- Special thanks also go to the Planning Commission members for their hard work and willingness to work toward consensus on almost all issues.

What is notable about 2008 Plan?

It continues the long held themes of the Town's citizens as indicated by the 1998 Plan and as indicated by public input in 2008.

2008 PLAN THEMES

1. To protect the single-family residential nature of the Island.

2008 PLAN THEMES

2. To be protective of the environment.

2008 PLAN THEMES

3. To be protective of the Island's history and historic buildings.

2008 PLAN THEMES

4. To be protective of the Island's sense of place and way of life.

2008 PLAN THEMES

5. To be protective of the
Island's eclectic nature.

2008 PLAN THEMES

6. To continue to have a small commercial district.

What is notable about
2008 Plan?

These themes will be seen
throughout
the Needs & Goals of
this document.

What is notable about 2008 Plan?

- It recommends serious discussion of a new Town Hall.

What is notable about 2008 Plan?

- It recommends a strong commitment to the Town's infrastructure, particularly water and wastewater systems.

What is notable about 2008 Plan?

- It recommends the establishment of two new Land Use categories:
 - CONSERVATION
 - CONSERVATION RECREATION

Defined on page 85 of 101

What is notable about 2008 Plan?

- It recommends looking carefully at shared services and cooperation with our neighboring communities to develop potential cost savings and efficiencies.

What is notable about 2008 Plan?

With regard to Town services:

- The Plan recommends that Town Council and Town Administration establish levels of capability desired, then staff, equip and train, as needed, to meet the desired levels.

What is notable about 2008 Plan?

- It recommends efforts to utilize new technologies to enhance Town to resident communication.

What is notable about 2008 Plan?

- It recommends developing a plan to create a fund to enhance employee recruitment and retention.

What is notable about 2008 Plan?

- It recommends more specific action to protect the Island's natural resources.

What is notable about 2008 Plan?

- It recommends implementation of the Accreted Land Management and Master Community Commercial District (CCD) studies consistent with Town resources.

What is notable about 2008 Plan?

- Deletes Needs & Goals items from the 1998 Plan no longer needed or applicable.
- Retains basic concepts of earlier years confirmed in 2008.

Town Comprehensive Plan (2008)

Next Steps

- Need for Council to develop a plan for review and adoption of a final 2008 Comprehensive Plan.
- Plan must be adopted by Council through ordinance procedure:
 - Public hearing (30 days notice)
 - Regular Town ordinance procedure (1st, 2nd and 3rd reading; ratification)

QUESTIONS ?