



ECONOMIC

1998 Needs/Goals/Implementation Strategies

2008 Needs/Goals/Implementation Strategies

2008 Citizen Feedback Form



**2008 COMPREHENSIVE PLAN
ECONOMIC ELEMENT
CITIZEN INPUT**

Instructions:

Below are the Needs & Goals identified in the draft 2008 Plan. Please indicate your level of support for each and provide any additional comments as desired.

Please ensure your comments are received by/before Wednesday, June 10, 2009. You may leave them at the May 26, 2009 Public Hearing or return them to Town Hall, Attn. Lisa Darrow, 1610 Middle Street (PO Box 427), Sullivan's Island, SC 29482. Email: ldarrow@sullivansisland-sc.com.

Thank you for providing feedback to Council as it considers the Town's Comprehensive Plan.

Needs & Goals – Economic Element- (PLEASE CIRCLE YOUR CHOICE)

- 1. Land Use regulations and zoning ordinances should provide for a commercial district consistent with the scale and family atmosphere of the Island and provide for a constrained but sustainable economic base.**

Very important				Not important at all
5	4	3	2	1

- 2. The development of vacant commercial property (including renovations and replacement) should have a positive impact on the Island overall.**

Very important				Not important at all
5	4	3	2	1

- 3. COMMENTS (Additional Needs & Goals, Implementation Strategies and/or Other Comments):**

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The Town of Sullivan's Island has a small commercial district with shops and restaurants. Most of the residents work off the Island. The economic health of the Island's residents and commercial district is strong. For example, the population's average income is above the County average. Due to the successes of the people and the businesses on the Island, the goals focus on ways to preserve the high quality of community life while allowing for growth in the commercial district.

NEEDS AND GOALS:

1. **Land use regulations and zoning ordinances need to reflect and protect the existing look of the commercial district.**
2. **Limit new businesses to small businesses that fit the scale of the Island.**
3. **The commercial district should reflect a better mix of businesses.**
4. **New businesses should add to the value of the Island. This value should reflect and add to the Island's:**
 - **Quality of Life,**
 - **Family Atmosphere, and**
 - **Visual Landscape.**
5. **The development of vacant commercial property should have minimal impact on the Island overall.**

Implementation: Review the General Commercial-Office Commercial zoning regulations for consistency with the current developmental patterns and future goals for the district. (Planning Commission, Short Term)

Implementation: Investigate the need for a downtown master plan that would provide guidelines for the future uses, visual impact, and streetscape of the commercial district. (Town Council, Short Term)

Implementation: After Town has reached a consensus on a commercial district vision; draft ordinances that address that vision such as the creation of a design review board, design guidelines, and landscaping requirements. (Town Council, Short Term)

ECONOMIC

The Town of Sullivan's Island has a small commercial district with shops, restaurants and offices. Most of the residents do not work on the Island. The economic health of the Island's residents and commercial district is good. For example, the population's average income is above the County average. The goals focus on ways to preserve the high quality of community life while enjoying a viable commercial district.

NEEDS AND GOALS:

- 1. Land use regulations and zoning ordinances should provide for a commercial district consistent with the scale and family atmosphere of the Island and provide for a constrained but sustainable economic base.**

Implementation: Limit new businesses to those fitting the scale and atmosphere of the Island that don't unreasonably exacerbate existing problems or services. (Town Council; Ongoing)

Implementation: New businesses should reflect and enhance the Island's quality of life, family atmosphere and visual landscape. (Town Council; Ongoing)

- 2. The development of vacant commercial property (including renovations and replacement) should have a positive impact on the Island overall.**

Implementation: Implement a Community Commercial District Master Plan that will include guidelines for the future uses, visual impact, and streetscape of the commercial district. (Town Council, Short Term)

Implementation: After the Town has reached a consensus on a commercial district visionary plan, draft ordinances or take other actions that implement that vision, such as capital improvements, permitted uses, parking, public safety, neighborhood compatibility, design guidelines and landscaping requirements. (Town Council; Planning Commission; Short Term)

Implementation: Review the zoning regulations for consistency with the desired development patterns and future goals for the district. (Planning Commission, Short Term)