



HOUSING

1998 Needs/Goals/Implementation Strategies

2008 Needs/Goals/Implementation Strategies

2008 Citizen Feedback Form



2008 COMPREHENSIVE PLAN
HOUSING 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@sullivanisland-sc.com.

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

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

- 1. Preserve the residential character of the Island.

Very important				Not important at all
5	4	3	2	1

- 2. Maximize Insurance Service Organization's (ISO) rating for the Town through its Community Rating System (CRS) Program. Pursue island-wide underground wiring.

Very important				Not important at all
5	4	3	2	1

- 3. In compliance with South Carolina Legislative directions for the 2008 Comprehensive Plan review, address the issue of affordable housing.

Very important				Not important at all
5	4	3	2	1

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

Governmental Facilities

1. Explore the possibility of exchanging Town owned property for certain properties in private or other public ownership that might be more appropriately used as Town facilities (examples: Coast Guard Station, Dock, Theater)
Implementation: Planning Commission, Town Council; Long term
2. Pursue inventory of Town owned property, determining buildable lots and possible priority for sale, exchange, or uses such as passive parks or natural areas.
Implementation: Planning Commission, Town Council; Long term

Governmental Services

1. Provide adequate staff and support services to all boards, commissions, and committees.
Implementation: Town Council, Town Administration; Short term

Public Education

1. Continue support for the public school on the Island.
Implementation: Town Council, Community Citizens; Ongoing

Library and Cultural Facilities

1. Continue support for the County operating a public library on the Island.
Implementation: Town Council; Ongoing

HOUSING

The main housing type on Sullivan's Island is the single-family, detached home. Most of the homes are located on ½ acre lots or larger. However, Sullivan's Island is rich with a diversity of housing styles. These homes, many historic, represent the eras of their construction. For example, there are areas of the Island with an abundance of brick ranch houses from the late 1950s and 1960s, a popular style of that time. Creative reuse of structures is also evident on the Island. Many former military buildings have been converted into houses. Newer houses, especially those along the front northern portion of the Island, display a wide variety of designs, including modern and experimental themes.

NEEDS AND GOALS:

1. **Preserve the residential character of the Island.**
Implementation: Keep population density low through maintaining ½ acre lot sizes and other regulations. (Town Council, Planning Commission; Ongoing)
Implementation: Discourage increases in the rental market. (Town Council, Planning Commission; Ongoing)
Implementation: Through regulation, discourage increases in the vacation rental market where owners rent these properties to tenants holding large gatherings generating noise, litter, parking problems, etc.

HOUSING

The main type of housing on Sullivan's Island is the single-family, detached homes, most of which homes are located on half-acre lots. Sullivan's Island is rich with a diversity of housing styles. These homes, many historic, represent the eras of their construction. For example, there are areas of the island with an abundance of brick ranch houses from the late 1950's and 1960's, a popular style of that time. Creative reuse of structures is also evident on the Island. Many former military buildings have been converted into houses. Newer houses, especially those along the front northern portion of the Island, display a wide variety of designs, including modern and experimental themes.

NEEDS AND GOALS:

1. Preserve the residential character of the Island.

Implementation:

Keep housing density low through maintaining half-acre lot sizes and other regulations.
(Town Council, Planning Commission; Ongoing)

Implementation:

Continue to regulate the vacation or short-term rentals on the Island by paying particular attention to restrictions that address items such as number of tenants, parking, permitted activities, licenses, etc.
(Town Council; Planning Commission; Ongoing)

Implementation:

Preserve/encourage the diversity of structure styles on the Island.
(Town Council; Design Review Board; Ongoing)

2. Maximize Insurance Service Organization's (ISO) rating for the Town through its Community Rating System (CRS) Program.

Implementation: Strengthen the Flood Damage Prevention Ordinance for all new construction and substantially improved structures.
(Town Council; Town Administration; Ongoing)

3. In compliance with South Carolina Legislative directions for the 2008 Comprehensive Plan review, address the issue of affordable housing.

Implementation:

Explore opportunities for collaborative development of affordable and workforce housing with adjacent Towns and communities.
(Town Council; Town Administration; Long Term)