



# **LAND USE**

**1998 Needs/Goals/Implementation Strategies**

**2008 Needs/Goals/Implementation Strategies**

**2008 Citizen Feedback Form**



**2008 COMPREHENSIVE PLAN  
LAND USE 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 – Land Use Element - (PLEASE CIRCLE YOUR CHOICE)**

- 1. Preserve the residential character of the Island.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

- 2. Protect and preserve the integrity of the historic elements of the Island.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

- 3. Preserve and maintain the eclectic nature of the Island architecture.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

- 4. Balance the viability of the commercial district with the residential nature of the Island.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

**5. Discourage loss of historic commercial structures not located within the commercial district due to inability to use the structures because of zoning restrictions and maintenance requirements.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

**6. Enhance and increase public and protected open space whenever possible.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

**7. Address neighborhood and community design concerns regarding sense of place on the Island.**

<b>Very important</b>				<b>Not important at all</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

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

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**LAND USE**


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Throughout the planning process, the main sentiment of both the public and the Planning Commission has been to preserve the Island in its current state. The residents enjoy the Island and have chosen it as a place to live because of its character. Future buildings on Sullivan's Island need to respect this character and work towards enhancing and preserving this character rather than detracting from it. Four major elements have been identified that describe the Island's character. These elements are: its informality, the openness of the landscape, the residential and family-oriented scale and nature, and the small commercial area serving as a community focus on the center of the Island.

**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 by continuing to prohibit multifamily development and controlling short-term rentals. (Town Council, Planning Commission; Ongoing)
2. **Protect the integrity of the commercial district.**  
*Implementation:* Promote diversity of desirable uses in the commercial district. (Town Council, Planning Commission; Short term)  
*Implementation:* Investigate the implementation of controls concerning the appearance of new structures, signs, parking areas, and landscaping in the commercial district. (Town Council, Planning Commission; Short term)  
*Implementation:* Develop a master plan for the commercial district that will address on-street parking, street trees, design, landscaping, site placement of structures and parking, and other issues needed that will work to protect the character of the commercial district. (Town Council, Planning Commission; Short term)
3. **Address parking in the commercial district. The Planning Commission identified the following concerns:**
  - **Existence of developed businesses lacking safe and adequate parking. (Some existing parking backs directly onto the street, causing potentially dangerous situations.)**
  - **Existing ordinance is difficult to enforce.**
  - **Overflow of on-street parking and the prospect of new businesses adding to the current parking situation.***Implementation:* Explore alternatives for providing parking near the commercial district. Direct people to utilize these parking spaces. (Town Council; Short term)  
*Implementation:* Explore developing a mechanism for charging a fee in lieu of parking to existing businesses not providing adequate parking when changes occur in use or size. (Town Council, Planning Commission; Short term)  
*Implementation:* Revise parking requirements to improve enforcement. (Town Council, Planning Commission; Short term)  
*Implementation:* Revise parking requirements to provide flexible parking requirements (such as a combination of parking requirements and a fee in lieu of parking) to help alleviate future problems. (Town Council, Planning Commission; Short term)
4. **Discourage loss of historic commercial structures not located within the commercial district due to inability to use the structures because of zoning restrictions and maintenance requirements.**  
*Implementation:* Investigate methods to allow and encourage adaptive reuse of historic commercial structures not located within the commercial district. (Town Council, Planning Commission; Long term)

## LAND USE

The following is a list of policies and strategies to use in the implementation of the comprehensive plan. The vision of the Island is to preserve the Island in its current state. The residents enjoy the Island and have chosen it as a place to live because of its character. Future buildings on Sullivan's Island need to respect this character and work towards enhancing and preserving this character rather than detracting from it. Four major elements have been identified that describe the Island's character. These elements are: its informality, the openness of the landscape, the residential and family-oriented scale and nature, and the small commercial area serving as a community focus on the center of the Island.

### **NEEDS AND GOALS:**

#### **1. Preserve the single-family 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 prohibit multifamily development. (Town Council; Planning Commission; Ongoing)

***Implementation:***

Continue to control the short-term vacation rental market. (Town Council; town Administration; Ongoing)

#### **2. Protect and preserve the integrity of the historic elements of the Island.**

***Implementation:***

Continue to support Design Review Board oversight of the historic overlay districts, other historic structures and, through Town ordinances, protect historic properties on the Island. (Town Council; Town Administration; Design Review Board)

***Implementation:***

Encourage research and documentation of historic structures and pursue National Historic Designation when appropriate. (Town Administration; Ongoing)

#### **3. Preserve and maintain the eclectic nature of the Island architecture.**

***Implementation:*** Continue to implement policies and encourage building options that prevent demolition of structures that contribute to the historic fabric and eclectic sense of place. (Town Council; Town Administration; Design Review Board)

***Implementation:*** Encourage training and certification of board members and staff involved with historic review. (Town Council; Town Administration; Ongoing)

***Implementation:*** Explore advantages of tax incentives in historic preservation efforts. (Town Council; Town Administration)

**Implementation:** Review the demolition criteria used by the Design Review Board to ensure homes being demolished are not contributory to the eclectic nature of the Island, specifically as to size, era and styles of home, including homes not currently protected by historic designation. (Town Council; Town Administration; Design Review Board)

**4. Balance the viability of the commercial district with the residential nature of the Island.**

**Implementation:** Support the implementation of a Master Community Commercial District Plan that addresses concerns such as on-street parking, street trees, design, landscaping, site placement of structures and parking. (Town Council; Town Administration; Planning Commission; Ongoing)

**5. Discourage loss of historic commercial structures not located within the commercial district due to inability to use the structures because of zoning restrictions and maintenance requirements.**

**Implementation:** Investigate methods to allow and encourage adaptive reuse of historic commercial structures not located within the commercial district. (Town Council; Town Administration; Planning Commission; Ongoing)

**6. Enhance and increase public and protected open space whenever possible.**

**Implementation:** Encourage the transformation of Town-owned property into public protected open space. (Town Council; Town Administration; Ongoing)

**Implementation:** Investigate protection, such as a conservation easement, on the newly designated conservation recreation space (CR district, formerly RC2). (Town Council; Town Administration; Ongoing)

**Implementation:** Protect and enhance using best management practices the view corridors across the island, including station rights-of-way to the marsh. (Town Council; Town Administration; Ongoing)

**7. Address neighborhood and community design concerns regarding sense of place on the Island.**

**Implementation:** Continue to evaluate and revise land use regulations to ensure that future construction is respectful of the Island's traditional mass, height, scale, proportionality to lot size and neighborhood compatibility. (Town Council; Planning Commission; Ongoing)