

WELCOME



COMPREHENSIVE PLAN PUBLIC HEARING

Town of Sullivan's Island





2008
COMPREHENSIVE PLAN
Town of Sullivan's Island
South Carolina

Town Council Public Hearing

6PM – 9 PM

Tuesday, May 26, 2009

Holy Cross Episcopal, 2520 Middle Street

Town of Sullivan's Island





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.



Implemented 1998 Strategies

- Regulate vacation or short-term rentals;
- Investigate need for Master Community Commercial District Plan;
- Establish a process for encouraging designation of historic sites;
- Support for Fort Moultrie in becoming a national monument;





Implemented 1998 Strategies

- Identify existing beach access ways needing walkovers and pursue grant funding for construction;
- Renovation of Ben Sawyer Bridge;
- Maintain and improve existing water and sewer system;
- Keep population density low by maintaining ½ acre lot sizes & regulations.





Sullivan's Island Comprehensive Plan (2008)

- Thanks to Staff and Planning Commission members for their hard work on the Plan.

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Sullivan's Island Comprehensive Plan (2008)

- **January 29, 2008 – Began Process** Public Forum at Holy Cross Episcopal
- **January – December 20, 2008**
 - Planning Commission held 27+ meetings to draft Plan;
 - All meetings were open to the public, advertised and held at Town Hall.
- **January – March 2009**
 - Council reviewed draft Plan, making minor modifications.





Sullivan's Island Comprehensive Plan (2008)

- Town retained services of BCD-COG to draft Elements and provide some research.
- The Design Review Board and Board of Zoning Appeals were invited to provide input on relevant Plan elements.
- Staff were asked to suggest potential Needs & Goals items (i.e. Flood Plain Management).
- Planning Commission developed bulk of Plan.
- Town Council reviewed draft Plan.



WHAT IS NOTABLE ABOUT THE 2008 PLAN?

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

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2008 PLAN THEMES

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

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2008 PLAN THEMES

2. To be protective of the environment.

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2008 PLAN THEMES

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

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2008 PLAN THEMES

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

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2008 PLAN THEMES

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

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2008 PLAN THEMES

6. To continue to have a small commercial district.

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

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

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

- It recommends serious discussion of a new Town Hall.

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

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





WHAT IS NOTABLE ABOUT THE 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 THE 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 THE 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 THE 2008 PLAN?

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

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

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

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

- It recommends implementation of the Accreted Land Management Study after appropriate public input and Council consideration, consistent with Town resources.

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

- It recommends implementation of the Master Community Commercial District (CCD) Study after appropriate public input and Council consideration, consistent with Town resources.

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WHAT IS NOTABLE ABOUT THE 2008 PLAN?

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





QUESTIONS ?

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2008 PLAN FORMAT

9 Elements as required by SC Code Sec 6-29-510

1. **Population**
2. **Economic**
3. **Cultural Resources**
4. **Natural Resources**
5. **Community Facilities**
6. **Housing**
7. **Land Use**
8. **Transportation (new 2008)**
9. **Priority Investment (new 2008)**



2008 PLAN FORMAT

TONIGHT:

- Public invited to visit 7 stations along room.
- Elements combined at stations are
 - Population & Economic
 - Transportation & Priority Investment
- At each station you will also find information for each element
 - 1998 Needs & Goals
 - 2008 Needs & Goals
 - Citizen Feedback Form for specific Element





PUBLIC HEARING INPUT FORMAT

TONIGHT:

- You will find Council members, Planning Commission members and/or Staff members at each station.
- Learn about any or all Elements or Needs & Goals; ask questions.





PUBLIC HEARING INPUT FORMAT

- **How to submit feedback to Council:**

- Comment at meeting later tonight;
- Leave comment cards at each table and front door;
- Deliver written comment cards to Town Hall, by/before Wednesday, June 10, 2009.

NEXT STEP: Council will review comments.

Plan will be adopted by Ordinance process.





Break-out Session

Please visit “Stations”

Approximately 1 hour
(6:30pm – 7:30pm)

Mayor will call meeting back to
order for public comments around
7:30PM

