

The background of the slide is a photograph of Sullivan's Island, South Carolina, at dusk. A tall, white lighthouse with a black top section and a glowing light is the central focus. To its left, a small white house with a blue roof is visible through the trees. The foreground shows a sandy path leading through coastal vegetation towards the lighthouse.

TOWN OF SULLIVAN'S ISLAND

LAND USE & NATURAL RESOURCES

COMMITTEE

Town Hall Council Chambers

June 28, 2021

8:45 a.m.




Agenda

Call to Order and Confirmation of FOIA Notice

1. Consideration of a review of how the relevant provisions of the Town's current zoning ordinance and its implementation have functioned regarding historic preservation, design review and the Island's built environment.
2. Consideration of the Planning Commission's proposed Public Facilities Zoning district.
3. Discussion of designating parking spaces along 22 ½ between Middle & Ion to be for golf carts and LSV's only.

Adjourn

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1. Consideration of a review of how the relevant provisions of the Town's current zoning ordinance and its implementation have functioned regarding historic preservation, design review and the Island's built environment.

Two documents guide the Town's built environment:

► Zoning Ordinance (rewritten in 2005):

- Requires DRB review for new construction needing increases
 - Historic Preservation Overlay District
 - ❖ Consists of Local Historic districts and individual listings
- [Map of Historic Districts & Resources](#)
- ❖ Approximately 270 sites designated Category 1 or 2


► Comprehensive Plan 2018-2028:

- Rewrite from 2017- 2018
- Recommends task force to review and update regulations

Comprehensive Plan 2018-2028: Housing Goals and Objectives

HOUSING GOAL: *Preserving the single-family lifestyle while promoting a diverse style of housing character on the island.*

OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
HOUSING POLICY 1: THE TOWN WILL PROMOTE AND FOSTER SINGLE FAMILY DEVELOPMENT.		
HI.4 Establish a task force to review zoning, administrative processes, and historical compatibility on Sullivan's Island. The goal will be to maintain a sense of place while being respectful of the Island's traditional mass, height, and scale within each neighborhood. An example of this would be to examine Form Based Codes.	Planning Commission; Town Council; Town Staff	Ongoing
HI.5 Conduct an evaluation of residential design guidelines to ensure consistency with the Island's open and informal character as it relates to landscape design, fences, site design, and other architectural elements.	Town Council; Town Administration; Planning Commission	Ongoing

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2. Public Facilities Zoning District: Consideration of amending the Zoning Ordinance by establishing a Public Facilities Zoning District, Chapter 21, Article 6, with the intent of accommodating properties owned and used for governmental purposes. Zoning map changes are included with this text amendment.



PUBLIC NOTIFICATION & ADVERTISEMENT

- *Signage* posted “rezoning” signs on all road frontages
- *Letters* sent to contiguous property owners (65 properties)
- *News media* advertisements since May 16th
 - Post & Courier
 - Moultrie News
 - Island Eye
- *Town’s Website*



TIMELINE OF STUDY

- Recommended by Comprehensive Plan 2018-2028
- July 2019- Text amendment initiated by LUNR and Town Council
- December 2019- Completed PC draft
- March 16, 2021- Council request for public hearing
- June 9th Public Hearing



Why create a new zoning district?

Comprehensive Plan Goals & Objectives:

LAND USE GOALS AND OBJECTIVES

The purpose of Sullivan's Island land use planning efforts is to ensure that the Town maintains its small-town character and controls the land uses currently present on the Island, as well as maintain future growth. The following objectives and policies are a guiding framework to achieve these ends:

LAND USE GOALS:

OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
LAND USE POLICY 1: PRESERVE THE SINGLE-FAMILY RESIDENTIAL CHARACTER OF THE ISLAND		
LUI.1 Keep housing density low through maintaining half-acre lot sizes and other regulations	Town Council; Planning Commission	Ongoing
LUI.2 Continue to prohibit multifamily development	Town Council; Planning Commission	Ongoing
LUI.3 Continue to restrict the short-term rental market and enforce all policies pertaining to the regulations.	Town Council; Town Administration	Ongoing
LUI.4 Consider creation of an "institutional" or "governmental" zoning district to properly separate more intensive uses from residential properties by way of zoning standards.	Town Council; Town Administration; Planning Commission	Short-Term

Primary goals of the district:

- ▶ Fix **Zoning Map** inconsistencies: zoning Town Hall complex and Elementary School
 - Identify other public facility uses
- ▶ Property included corresponds with **Future Land Use Map**
- ▶ Allow higher **fences & Buffering** against public facility uses

Current Zoning Map inconsistencies...



Future Land Use Map: Comprehensive Plan 2018-2028



Proposed Public Facilities Zoning District

Fort Moultrie Visitor's Center
TMS# 529-07-00-056

Battery Thompson
TMS# 529-09-00-067

Town Hall Complex
TMS# 529-05-00-036

Post Office
TMS# 529-09-00-015

Battery Gadsden
TMS# 529-09-00-069

Fry Shack
TMS# 529-07-00-087

Fort Moultrie, Battery Jasper & outparcel
TMS# 529-09-00-084
TMS# 529-09-00-082

SI Elementary School
TMS# 529-09-00-068

Battery Logan
TMS# 529-07-00-086



0 0.05 0.1 0.2 0.3 0.4 Miles

FACILITY NAME	CURRENT ZONE	OWNER	SIZE/ ACREAGE	TMS#
Town Hall Complex	None	Town of S.I.	16.7	529-05-00-036
SI Elementary School	None	Town of S.I.	18.9	529-09-00-068
Battery Gadsden	RS	Town of S.I.	2.7	529-09-00-069
Battery Thompson	RS	Town of S.I.	1.4	529-09-00-067
Battery Logan	RS	Town of S.I.	2.2	523-07-00-086
Fry Shack	RS	Town of S.I.	.67	523-07-00-087
Fort Moultrie and Batt. Jasper	RC-1	National Park Service	25.9	523-07-00-084, 082
Fort Moultrie Visitor's Center	RS	National Park Service	4.7	523-07-00-056
Sullivan's Island Post Office	CC / RS	U.S. Postal Service	.51	529-09-00-015



Is the proposed language sufficient?

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- **Sec. 21-77. Purpose and Applicability.**
 - **Sec. 21-78. Permitted and Conditional Uses.**
 - **Sec. 21-79. Development Standards.**



Sec. 21-77. Purpose and Applicability.

- A. Purpose.** The Public Facilities (PF) Zoning District is intended to provide an area for buildings and facilities that are owned and operated by Federal, State, or local governments and public utilities, which are used to provide governmental or public services. This zone also provides for school sites, public parks and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government.
- B. Applicability.** The PF Zoning District is identified on the Town of Sullivan's Island Official Zoning Map. The properties identified within the PF Zone shall comply with the provisions of this chapter.

Sec. 21-78. Permitted and Conditional Uses.

- A. Permitted Uses.** The land uses listed in Table 1.1 are permitted or conditionally allowed in the PF Zoning District, subject to the provisions of this code.
- B. Conditional Uses.** The land uses listed in Table 1.1 are conditionally allowed in the PF Zoning District by way of Town Council and administrative staff approval.
- C. Existing Uses.** Uses and structures lawfully established under previously effective land use regulations may continue within the Public Facilities Zone subject to the requirements of Article XVI. Nonconformities. **If a Public Facility zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area.**

Key to Permitted and Conditional Uses

P = Permitted

C = Conditional Use

Table 1.1 Permitted and Conditional Uses

Land Use	
Publicly owned and operated facilities such as Town Hall, fire station, police department, administrative buildings, libraries, museums, storage buildings, public safety training facilities, utility facilities and any other similar structures and uses necessary for normal public facility operation.	P
Public parks, playgrounds and similar public recreation facilities.	P
Facilities owned and operated by state or federal governmental agencies.	P
Community or civic events and services such as public service organizations, music or theater performances, holiday events, farmers markets and any similar events. Such government approved events may be for fundraising, for-profit or not-for-profit provided said event is reviewed and approved by the Sullivan's Island Town Council.	C

► Sec. 21-79. Development Standards.

Table 1.2 Development Standards

Standard	PF
Lot Area	No requirement
Lot Width	No requirement
Lot Depth	No requirement
Front Yard Setback	None, except when abutting to a residential zone (RS District), then the front yard setback to a building or parking area shall be the required setback of the abutting Residential Zone.
Side and Rear Yard Setback	None, except when abutting a residential zone (RS District), then the side or rear setback to a building or parking area shall be the required setback of the abutting Residential Zone.
Building Height	As approved by Town Council.
Impervious Coverage, Principal Building Square Footage and coverage	As approved by Town Council.



A. Other Applicable Requirements.

Town administrative staff shall review all development to ensure compliance with applicable building codes, ADA regulations, fire codes and requirements of the Town's Code of Ordinances.

Sec. 21-80. Reserved.

Sec. 21-81. Reserved.

Sec. 21-82. Reserved.

Sec. 21-83. Reserved.

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