



Town of Sullivan's Island

PLANNING COMMISSION

MEMORANDUM

To: Town Council

From: Planning Commission

Public Hearing Date: June 9, 2021

Topic: Planning Commission Public Hearing recommendations for text amendments creating a new Public Facilities Zoning District and changes to the Official Zoning Map of Sullivan's Island

PUBLIC HEARING RECOMMENDATION

The Planning Commission recommended unanimous approval of the attached Zoning Ordinance text amendments and zoning map changes for being consistent with the Future Land Use Map of the *Town of SI Comprehensive Plan 2018-2028*.

The Commission also recommended one text change within the "Permitted and Conditional Uses" Table 1.1, to allow for-profit community events approvable by Town Council. See enclosed ordinance for adjustments. Also attached for Town Council's review is a map proposing the rezoning of nine (9) properties:

FACILITY NAME	Current Zone	OWNER	SIZE/ ACREAGE	TMS#
Town Hall Complex	None	Town of S.I.	16.7	529-05-00-036
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

ENCLOSURES

- Current Zoning Map
- Draft Zoning Ordinance language (P.C. draft June 9, 2021)
- Draft Official Zoning Map with PF properties (PC draft June 9, 2021)
- Ordinance for first reading

BACKGROUND

Town Council's *Land Use and Natural Resources Committee of Town Council* (LUNR) recommended the Planning Commission proceed with creating a new *Public Facilities Zoning*

District, citing the Comprehensive Plan's Land Use Element Objective LU 1.4. This new zoning district would establish a new chapter of the Zoning Ordinance (Chapter 21, Article 6), providing land use regulations for property owned and operated by federal, state and local governmental agencies, along with associated changes to the Official Zoning Map.

FINDINGS OF THE PLANNING COMMISSION

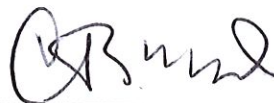
Within the *Sullivan's Island Comprehensive Plan 2018-2028*, land use objective LU 1.4 recommends "consideration of [creating] an "institutional" or "governmental" zoning district to properly separate more intensive uses from residential properties by way of zoning standards." [page 150, Land Use Goals and Objectives; page 82]. Noted below is the rationale cited by the Planning Commission for establishment of a new district:

- The Town Hall Complex parcel (TMS# 529-05-00-036) and SI Elementary School (TMS# 529-09-00-068) are believed to be unzoned properties. By rezoning these properties the Official Zoning Map would conform with the Future Land Use Map.
- **Fencing:** A new district would allow the adoption of fence regulations to allow adjacent residentially zoned properties to buffer against the more intensive PF Zoning District by installing higher privacy fences. Currently, adjacent residential properties are limited to five (5) foot high fences with spaces between pickets offering little privacy (§21-139 Fence Regulations).

PUBLIC MEETINGS HELD

- February 2, 2021 (Land Use and Natural Resources Committee)
- February 16, 2021 (Town Council)
- March 10, 2021 (Planning Commission)
- June 9, 2021 (Public Hearing of Planning Commission)

Respectfully submitted,



Carl B. Hubbard, Chair

6-10-21

Date



Manda Poletti, Vice Chair

6-10-21

Date

ORDINANCE 2021-13

AN ORDINANCE TO AMEND CHAPTER 21 (ZONING ORDINANCE) OF THE SULLIVAN'S ISLAND CODE OF ORDINANCES BY ADDING THERETO A NEW ARTICLE 6 (PF-PUBLIC FACILITIES DISTRICT), AND TO REZONE NINE PROPERTIES GOVERNMENTALLY OWNED AND OPERATED PROPERTIES ON THE OFFICIAL ZONING MAP.

WHEREAS, Chapter 21 of the Town of Sullivan's Island Ordinance which is cited as "The Zoning Ordinance" was originally enacted in 1977; and

WHEREAS, the Town of Sullivan's Island has, from time to time, amended certain sections of the Zoning Ordinance; and

WHEREAS, the Planning Commission of Sullivan's Island has studied, discussed and received public feedback related to the creation of a new Public Facilities Zoning District during regular Commission meetings on August 14, 2019, September 11, 2019, October 14, 2019, November 13, 2019 and December 11, 2019; and

WHEREAS, the Planning Commission held a public hearing on June 9, 2021 regarding proposed Zoning Ordinance text changes, at which time the Commission recommended to Town Council approval of proposed text changes and associated rezoning of nine (9) governmentally owned and operated properties; and

WHEREAS, Town Council deliberated and discussed recommendations for this issue at the Land Use and Natural Resource Committee on June 24, 2019 and February 2, 2021 and the regular Town Council meeting on March 16, 2021, June 15, 2021, July 20, 2021, and August 17, 2021; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL IN MEETING DULY ASSEMBLED, that the following sections of the Town's Zoning Ordinance and Official Zoning Map be amended as follows:

Article VI. PUBLIC FACILITIES ZONING DISTRICT (PF)

Sec. 21-77. Purpose and Applicability.

- A. Purpose.** The Public Facilities (PF) Zoning District is intended to provide 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, 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 property zoned PF District (Public Facility) 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 use in the district

C = Conditional use in the district

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,	P

Table 1.1 Permitted and Conditional Uses

Land Use	
utility facilities and any other similar structures and uses necessary for normal public facility operation.	
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.

Development standards provide building separation for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.

Table 1.2 Development Standards

Standard	Dimensional Requirements
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 (or other governing authority).

Standard	Dimensional Requirements
Maximum Impervious Coverage, Principal Building Square Footage and Principal Building Coverage	As approved by Town Council (or other governing authority).

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.

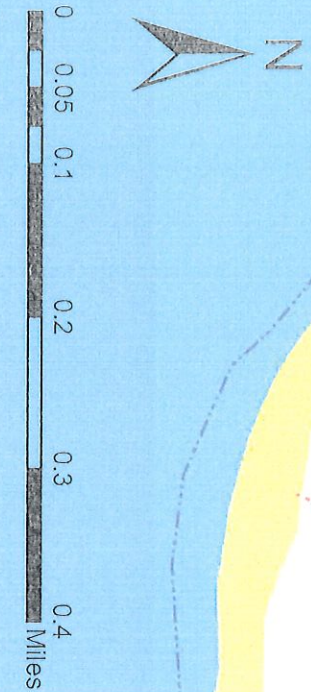
Sec. 21-80. Reserved.

Sec. 21-81. Reserved.

Sec. 21-82. Reserved.

Sec. 21-83. Reserved.

Proposed Public Facilities Zoning District



FACILITY NAME	CURRENT ZONE	OWNER	SIZE/ACREAGE	TMS#
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SI Elementary School	None	Town of S.I.	18.9	529-09-00-068
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