



Town of Sullivan's Island

Historic Preservation and Design Study Group

March 3, 2022

4:00 p.m. Council Chambers



Agenda

- A. Call to Order and Confirmation of FOIA Notification
- B. Introduction of Study Group members
- C. Orientation and evaluation of existing conditions
 - 1. Study Group Process
 - 2. Comprehensive Plan Objectives
 - 3. Historic District Map
 - 4. Zoning map
- D. Establishment of Mission Statement
- E. Public Input
- F. Discussion of next meeting's business
- G. Adjourn

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- Study Group introductions
 - Handouts
 - Conduct of meetings



What is the process?

Study Group

- Examine existing conditions (i.e. housing stock)
- Recommend general course of action

Town Council via LUNR

- Refer recommendations to Planning Commission

Planning Commission

- Craft text changes
- Hold Public Hearing

Town Council

- Three (3) readings for approved amendments
- Ratification and made law

Comprehensive Plan 2018-2028

Land Use Policy 6

- **LU 6.1**- “Establish a task force that will revise land use regulations by review of ZO to ensure future construction is respectful of the Island’s traditional mass, height, scale, proportional to lot size, neighborhood compatibility, and historic resources.”
- **LU 6.2**- “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

LAND USE POLICY 6: ADDRESS NEIGHBORHOOD AND COMMUNITY DESIGN CONCERNS REGARDING SENSE OF PLACE ON THE ISLAND.		
LU6.1 Establish a task force that will revise land use regulations by review of the existing Zoning Ordinance to ensure that future construction is respectful of the Island’s traditional mass, height, scale, proportionality to lot size, neighborhood compatibility, and historic resources.	Town Council; Planning Commission	Ongoing
LU6.2 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

 Sullivan's Island Comprehensive Plan 2018-2028: Appendix B  150

Existing Conditions:

- [Historic Districts](#)
- [Zoning Map](#)
- [FEMA BFE Map](#)

What is the task?




Conduct a broad review of the current zoning ordinance, its implementation and impact on:

- The character and feel of the Island's built environment in the context of the Comprehensive Plan and residents' popular opinion
- Preservation of the Island's historic structures



What are some implied tasks?

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- Solicit and consider public input
 - Make recommendations to the ordinance that address ambiguity, overlap, or conflict
 - Make recommendations for changes that do not support the vision of the Comp Plan and/or residents' concerns
 - Make recommendations for changes that will ensure historic structures are protected and preserved consistent with the Comp Plan, resident input, and preservation “best practices”
 - Make recommendations to the ordinance to address evolving FEMA guidelines and Island flooding



What is not implied?

**We are not “rewriting” Zoning Ordinance regulations...
this is a task for the Planning Commission

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