

**TOWN OF SULLIVAN’S ISLAND, SOUTH CAROLINA
COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING MINUTES**

Tuesday, October 10, 2017

Meeting was held at 5:00PM, this date, at Town Hall, 2056 Middle Street, all requirements of the Freedom of Information Act satisfied. Present: Committee members Gary Visser (Chair), Sydney Cook (Vice-Chair), Charlie Cole, Hal Currey, Carl Hubbard, Manda Poletti and Tim Watterson. Staff members: Zoning Administrator Henderson, Asst. to Administrator Darrow, Building Official Robinson and Town Administrator Benke.

Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and all Committee members present; special guests Ryan McClure and Jeff Hajek (Berkeley-Charleston-Dorchester County of Government aka BCD-COG) in attendance; and twenty (20) audience members present (Council members in audience include Mayor O’Neil, Council members Church, Clark, Langley and Reese). No media present.

I. APPROVAL OF AGENDA – approved as presented

Staff noted no public correspondence has been received for this meeting.

Chair Visser provided introductory remarks

- This is the first meeting of the Comprehensive Plan Steering Committee (hereinafter “Steering Committee”), to be followed by the regular monthly Planning Commission. He noted this format would be followed through the approximately one-year long Planning Commission review and update of a draft Comprehensive Plan.
- The Steering Committee is comprised of Planning Commission members, but the Committee may, from time to time, extend invitations for individuals to participate in Committee deliberations as needed. An example Chair Visser articulated: inviting the Fort Sumter/Moultrie Superintendent to meetings for input on the Fort’s activities.
- Tonight’s meeting is primarily organizational in nature, with the 5:00PM-6:30PM Wednesday, November 8, 2017 public open house, at Town Hall, being the primary opportunity for the public to meet with staff, consultants and Commissioners with questions, concerns and sharing their desired vision for the Town’s future.
- This evening the Committee will receive and review a draft product from the BCD-COG consultants and Town planning staff entitled “2017 Sullivan’s Island Existing Conditions (10/10/2017).” The public is invited to ask questions and offer comments during the Committee review, time allowing.
- The Committee is committed to the following timeline each meeting: 5:00PM-6:30PM, to allow for the regular Planning Commission meeting to convene and begin its regular business at the advertised 6:30PM start time.

II. TIMELINE

A. Discussion on how the planning process will unfold

Zoning Administrator Henderson:

- The State of SC legislature requires every municipal subdivision to develop and adopt a long-range strategic plan for the community known as the Comprehensive Plan (hereinafter “Plan”). SC legislature requires municipalities to review portions of the Plan every five (5) years with a full update every ten (10) years. The intent of a Comprehensive Plan: be a robust, relevant document that provides long-range strategic planning guidance to residents, Town staff and appointed and elected officials as Town goals, budgets, policies and procedures are developed and implemented.
- There are nine (9) Elements in the Comprehensive Plan along with identified Needs & Goals and implementation strategies. These elements have been identified by the SC Legislature as general areas of interest for all communities: Population, Economic, Housing, Transportation, Community Facilities, Cultural Resources, Natural Resources, Priority Investment and Land Use.
- The continued goal for the Town’s 2018 updated Plan is to provide both a strategic Town planning document and aspirational plan for the future of Sullivan’s Island. The Plan provides a view of the Town’s current conditions and provides for a shared community vision for the future of the Island, with articulated needs and goals and implementation strategies to move the Town forward into the future.

B. How Committee wants to proceed through each Element

Zoning Administrator Henderson:

- Introduced the consultants retained for the Town’s Comprehensive Plan update project: BCD Council of Government staff members Ryan McClure (project manager) and Jeff Hajek.
- The goal is for the Committee to review three (3) Elements each month, soliciting public and Committee feedback.
- This Steering Committee will not make/approve motions but report recommendations to the Planning Commission for consideration and adoption. The Planning Commission would make motions and vote on the content of the 2018 Plan.

Mr. McClure (BCD-COG):

- Proposed timeline is as follows:
 - January 2018 – Initial review of elements Population, Housing & Community Facilities
 - February 2018 –
 - Continued review, public feedback and Committee comments on January elements and offer recommendations to the Planning Commission (potential)
 - Initial review of elements Economic, Cultural Resources and Natural Resources

- March 2018
 - Continued review, public feedback and Committee comments on February elements and offer recommendations to the Planning Commission (potential)
 - Initial review of elements Land Use, Transportation & Priority Investment
- April 2018 – Draft report/Plan for potential May public workshop
- May 2018 – Public workshop and feedback on draft report/Plan
- June 2018 – Public Hearing for Plan
- July 2018 – Edits (if any) and preparation for Town Council review/approval process
- August – October 2018 – Town Council presentation, review and approval process (Plan is approved through regular Town ordinance procedure)

Committee noted that this schedule is a general time-frame for the Plan review process. Depending upon Committee questions and public feedback, the Steering Committee and/or Planning Commission may modify the timeline to provide for more element research, public feedback and edits. The Town is required to demonstrate forward progress on the Comprehensive Plan update, but is not required to finish the review/update by a state prescribed deadline. The Plan review and update will be done in a methodical and steady manner, typically requiring a year.

Chair Visser noted that Town Council members, as elected officials, ultimately make the decision on the content of the Town’s Comprehensive Plan.

Mr. McClure noted the team/staff will review, later in the meeting, community outreach initiatives to solicit and incorporate public input on the Plan.

III. EXISTING CONDITIONS

A. Review data gathered for existing conditions of the Town

Mr. McClure and Mr. Hajek reviewed a draft document entitled “2017 Sullivan’s Island Existing Conditions (10/10/2017)”- **document attached as Exhibit A.**

Committee and Audience Feedback:

1. Plan team and staff revisit data on 2010 and 2015 housing statistics:
 - a. Questioned U.S. Census population and housing statistics – do not seem correct
 - b. Supplement U.S. Census statistics with municipal staff data (housing starts and renovations, undeveloped land, buildable/undeveloped lots, etc.)
2. Provide context on resident population and housing:
 - a. Quantify percentage of primary homeowners (4% tax assessment) against second home owners (6% tax assessment)
 - b. Quantify how many households are renters and property owner/occupied
 - c. How many homes are rental properties: vacation or long-term licensed and where are they concentrated on the Island

- d. Average rental income reported when obtaining business licenses
 - e. Resident asked question about building trends
 - f. Accessory dwelling units as special exceptions: resident asked questions about the potential future increase in these special exceptions. NOTE: Steering Committee mentioned the 2016 study by the Planning Commission and Town Council’s recommendation to not modify the current standards and expand the opportunity for these special exceptions.
3. Consider age trends and senior services needed for aging populations.
 4. Economic Element: “retired” status needs to be considered, both as a population subset of the community, and to provide context for what is considered “retired” (i.e. general age and other demographic information, such as income levels).
 5. Transportation Element: Traffic counts provided are an annual average. Incorporate seasonal and/or peak data.
 6. Land Use Element: Team/staff need to further analyze the land use percentages for inaccuracies. Specifically, the Committee noted that the negative change in “Conservation/Recreation” land use is incorrect. The Town has not sold or changed the land use/zoning status of any conservation or recreation areas.
 7. Natural Resources/Community Facilities: consider science on rising sea levels and ask what strategies could be employed to offer resilience to residents and the Island in the face of rising sea levels.

IV. REVIEW COMMUNITY ENGAGEMENT WEBSITE

A. Briefly examine website

Mr. McClure briefly highlighted the project website; team/staff are currently finalizing development of the website for launch in the near future. The Town will hyperlink this site from prominent portions of the Town’s website and promote the project site on all available platforms/media venues.

B. Look at online zoning map

Mr. McClure noted the online zoning map will be interactive and serve as a useful reference for residents through the Plan review process and thereafter. The zoning map will be maintained and housed on the COG site, but eventually moved to Town staff.

C. Examine an online survey for one Element (Survey Monkey)

Mr. McClure reviewed a rough survey that will be refined and released by/before the November 8th Open House. This survey will provide for online public comments, closing out in December 2017 for compilation and report to the Steering Committee at their January 2018 meeting. The plan is to provide for public surveys regarding each element.

Committee and Audience Feedback:

1. Make efforts to provide for a fully democratic process to gather public input, striving to gather feedback equitably across age groups and areas of the Island.

Mr. McClure: The surveys will ask for resident name and address, to ensure comments are being collected from stakeholder Island residents/landowners (name and address does not have to be published). The surveys will be available online and accommodations will be made for those who do not operate online and/or prefer not to complete an online survey. The surveys will be heavily promoted and, alternatively, residents may send written or email comments to the team/staff. All correspondence will be archived and reported to the Steering Committee/Planning Commission. More information on community outreach will be publicized on the project website and Town platforms.

2. Provide links to respective elements when issuing surveys so that residents can offer informed comments on the survey questions.

V. Discuss Public Open House in November

A. Review format and purpose of the meeting

5:00PM – 6:30PM on Wednesday, November 8, 2017 at Town Hall (2056 Middle Street)
Format: Drop-in open-house format that is interactive in nature

Visitors should expect to see various booths on various Elements and staff/representative available at each as resources (refreshments provided).

Council Remarks:

Mayor O'Neil thanked the Steering Committee on behalf of Town Council for their time and energy on this important Town planning project. He thanked residents who participated tonight and encouraged those who could not attend to come to the November open house, and as many subsequent meetings as possible. He encouraged residents to monitor the project website and offer online/written feedback if they cannot attend meetings in person.

Committee stressed for a quick roll-out of the website given the November 8th Open House is within one month.

There being no further business, the meeting adjourned at approximately 6:35PM.

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the December 5, 2017 Planning Commission Meeting

2017

Sullivan's Island Existing Conditions



Sullivan’s Island – Existing Conditions

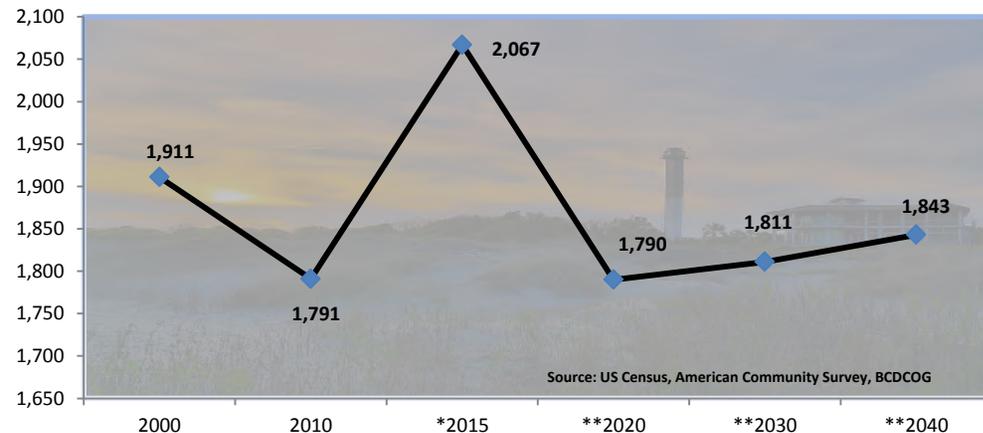
I. Introduction

A comprehensive plan is a guiding document that helps local jurisdictions develop and implement a vision for the future of the community. Comprehensive plans are mandated by the State of South Carolina for all jurisdictions in an effort to both efficiently and effectively plan for growth. Each comprehensive plan has nine elements that focus on core areas that layout baseline information and help inform decision making for public officials and their respective administrative staff members. This report reviews the existing conditions for the Town of Sullivan’s Island using the most recent data available. The majority of data was derived from the U.S. Census Bureau and its corresponding surveys, such as the 2011-2015 (5-Year) American Community Survey (ACS). The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) has also provided data estimates, as well to enrich data points where necessary. The data shown in this brief report will provide context and also inform the writing of the comprehensive plan. The Existing Conditions report will follow each element as it is laid out within the comprehensive plan. The only element that is not included in the Existing Conditions report is the Priority Investment Element, which will be identified and developed throughout this comprehensive planning process.

II. Population Element

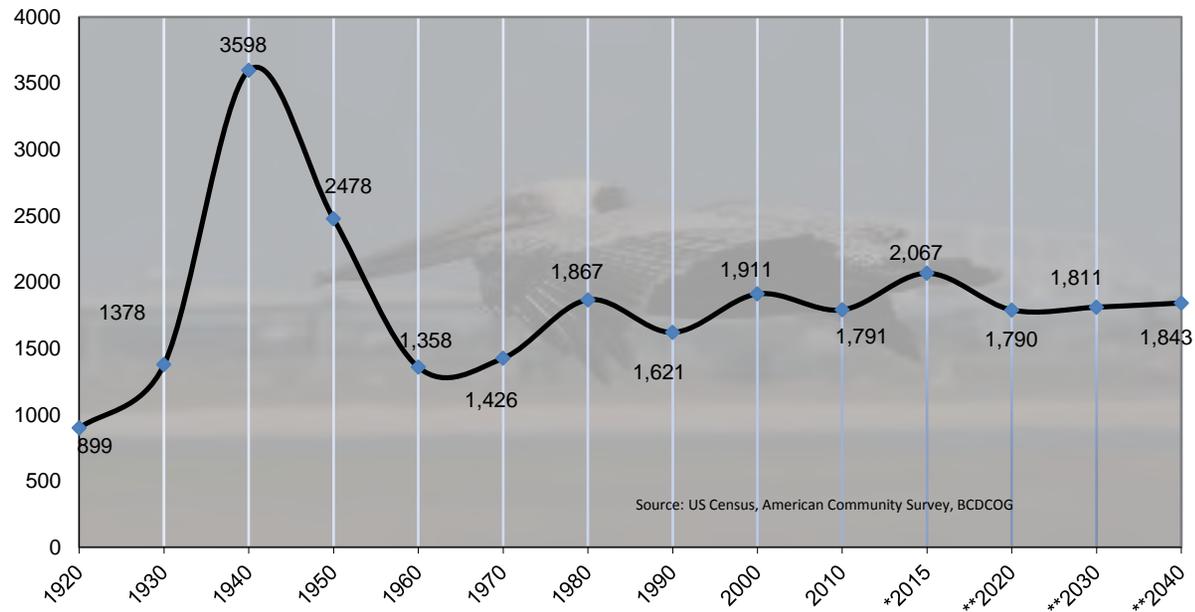
It is important to understand any demographic changes that may occur so that the identification of new services or support can be provided to the citizenry of Sullivan’s Island. Figure 1 shows that during the 2010 Census, Sullivan’s Island population was lowered to 1,791 from the previous decennial census. This estimate was a 6.3% decline from the 2000 Census, which estimated the population at 1,911. Since 2010, the Town has grown by 15.4% to 2,067 people, according to the 2015 ACS. However, since the ACS data

Figure 1 - Population Trend/Projection



may have been sampled at a different time and used a different methodology, it may be advisable to estimate more conservatively. BCDCOG has provided more conservative estimates for 2020, 2030, and 2040, which are created by the region's travel demand model. Figure 2 below illustrates the historical population estimates and the fluctuation between decades is more common over a larger sample. Nevertheless, the population projections in the future level-off with a gradual increase by 2040 within the transportation model.

Figure 2 - Historical Population Trend/Projection



Like Figure 2, Table 1 shows the historical population trend for Sullivan’s Island with both the 2015 ACS and BCDCOG projections for the years 2020, 2030, and 2040 in tabular format. This information illustrates why there was a massive population boom in 1940s. This spike throughout that decade was created with the onset of World War II. Following the War there was a reduction in the military population, which is illustrated a sharp decline during the 1950s and 1960s. The data also identifies the population decline from Hurricane Hugo during the 1990 Census. Lastly, Table 1 shows the Net Population Change between each recorded point. Cumulatively, between 2000 and 2040, the projected growth of the population is positive by an addition of 222 citizens. This growth rate represents about a 12% increase over a 40-year period if all estimates remain on-track. This growth rate should be easy for the Town of Sullivan’s Island to manage as it represents only about 5 people per year spanning to 2040. Again, these are projected estimates but the growth rate is nowhere near that of the BCDCOG region. Logically this makes sense as there is only so much land to consume on the island.

Year	Population	Net Population Change	
		Number	%
1920	899	-	
1930	1378	479	53.28%
1940	3598	2220	161.10%
1950	2478	-1120	-31.13%
1960	1,358	-1,120	-45.20%
1970	1,426	68	5.01%
1980	1,867	441	30.93%
1990	1,621	-246	-13.18%
2000	1,911	290	17.89%
2010	1,791	-120	-6.28%
*2015	2,067	276	15.41%
**2020	1,790	-277	-13.40%
**2030	1,811	21	1.17%
**2040	1,843	32	1.77%

*- Estimated Population by American Community Survey
 **- Population Projection by BCDCOG
 Source: US Bureau of the Census, American Community Survey, BCDCOG

General Demographics

The median age on Sullivan’s Island has remained relatively the same from 2010 to 2015, only increasing about 1.9% from 47.1 (2010) to 48 (2015). According to the U.S. Census Bureau, households may include families or they may include individuals, who live by themselves. Families are counted as those whom are related and live with each other. From 2010 to 2015, the total households grew by 5.6%, while families grew at roughly double that pace at 11.8%. The average household size is now 2.56 people per household, which confirms the higher growth rate for families, and can be confirmed again by examining Table 3, where children under 5 years of age have increased by approximately 81% between 2010 and 2015.

Table 2 - Demographic Info 2000, 2010, & 2015					
	2000	2010	*2015	2000-2010 % Change	2010-2015 % Change
Population	1911	1791	2067	-6.3%	15.4%
Median Age	40.9	47.1	48	15.2%	1.9%
Total Households	797	765	808	-4.0%	5.6%
Family Households	484	482	539	-0.4%	11.8%
Average Household Size	2.4	2.34	2.56	-2.5%	9.4%
Total Housing Units	1045	1054	1,131	0.9%	7.3%
Occupied Housing Units	797	765	808	-4.0%	5.6%
Owner Occupied Housing Units	578	558	683	-3.5%	22.4%
Renter Occupied Housing Units	219	207	125	-5.5%	-39.6%
Seasonal, Recreational, Occasional Use	139	221	231	59.0%	4.5%

Source: US Census, American Community Survey

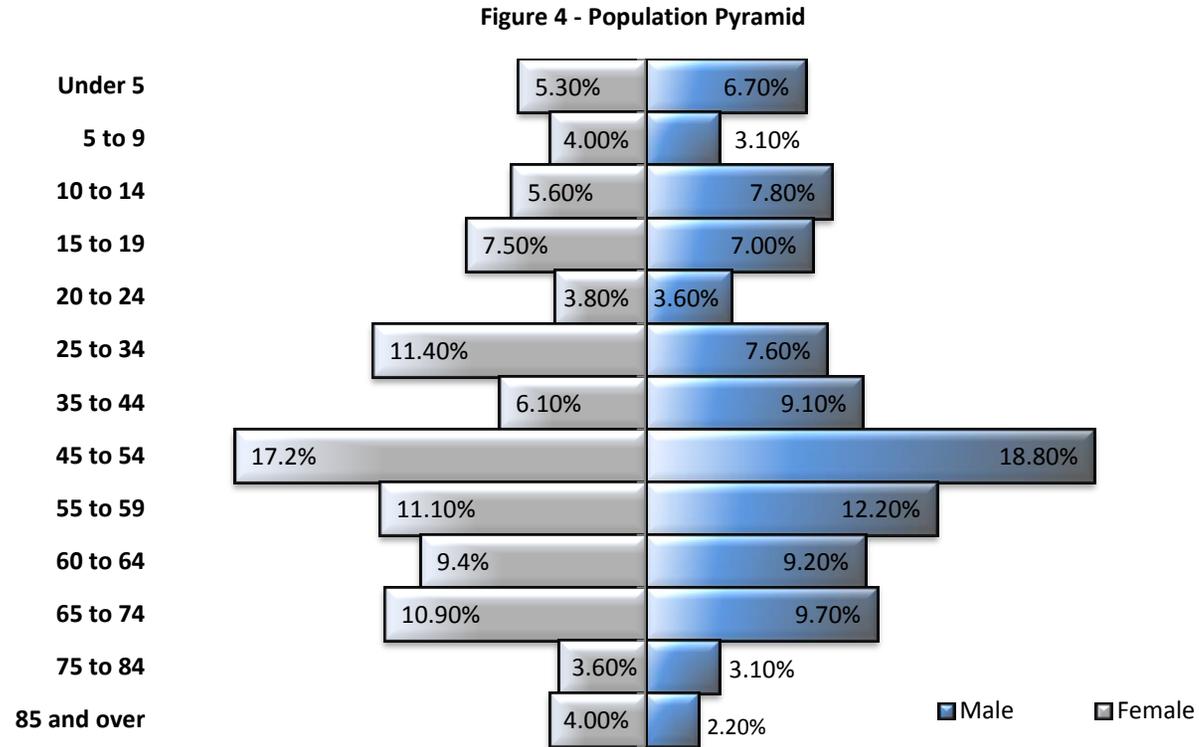
Table 3 - Population by Age Groups 2000, 2010, & 2015					
	2000	2010	*2015	2000-2010 % Change	2010-2015 % Change
Age Group					
Under 5 years	87	68	123	-21.8%	81.2%
5 to 9 years	145	126	74	-13.1%	-41.3%
10 to 14 years	155	115	137	-25.8%	19.3%
15 to 19 years	95	106	150	11.6%	41.7%
20 to 24 years	72	80	77	11.1%	-4.3%
25 to 34 years	228	152	199	-33.3%	30.9%
35 to 44 years	327	196	155	-40.1%	-20.9%
45 to 54 years	373	316	371	-15.3%	17.4%
55 to 59 years	144	197	240	36.8%	21.8%
60 to 64 years	76	172	192	126.3%	11.6%
65 to 74 years	103	168	214	63.1%	27.4%
75 to 84 years	73	60	70	-17.8%	16.7%
85 years and over	33	35	65	6.1%	85.7%

Source: US Census, American Community Survey

Table 2 also nominally illustrates the housing characteristics within the Town. The total number of housing units has increased by 7.3% (2010 to 2015), which also helps corroborate an increase in the population. Owner-occupied units have increased by 22%, while renter-occupied units have decreased by almost 40% since 2010. Likewise, “Seasonal, Recreational, Occasional Use” structures increased by 59% between 2000 and 2010, however there was a much smaller margin of increase between 2010 and 2015 at 4.5%.

Distribution by Gender

The largest age group on Sullivan’s Island for both females and males is the bracket containing those who are “45 to 54” years old. There was no change from either the 2000 or 2010 Censuses as they both showed this particular age group as the largest population as well (Table 3). Generally, this type of shaped pyramid is considered a “stationary” population.¹ This means that the population is not growing, but does have a very high quality of life. However, the “Under 5 Years” age group has experienced a considerable spike in 2015 compared to 2000 and 2010. This data potentially illustrates that the number of families are regenerating and that there is room for the population to grow without aging out. The “45 to 54” year-old population should be monitored over the next few decades to ensure the pyramid does not change into a “constrictive” pyramid. However, the limited quantity of very desirable land (coastal beachfront property) will always remain in high demand for the foreseeable future.



Source: US Census, American Community Survey

¹ Population Education (2016). “What are the different types of population pyramids?” <https://www.populationeducation.org/content/what-are-different-types-population-pyramids>

Racial Composition

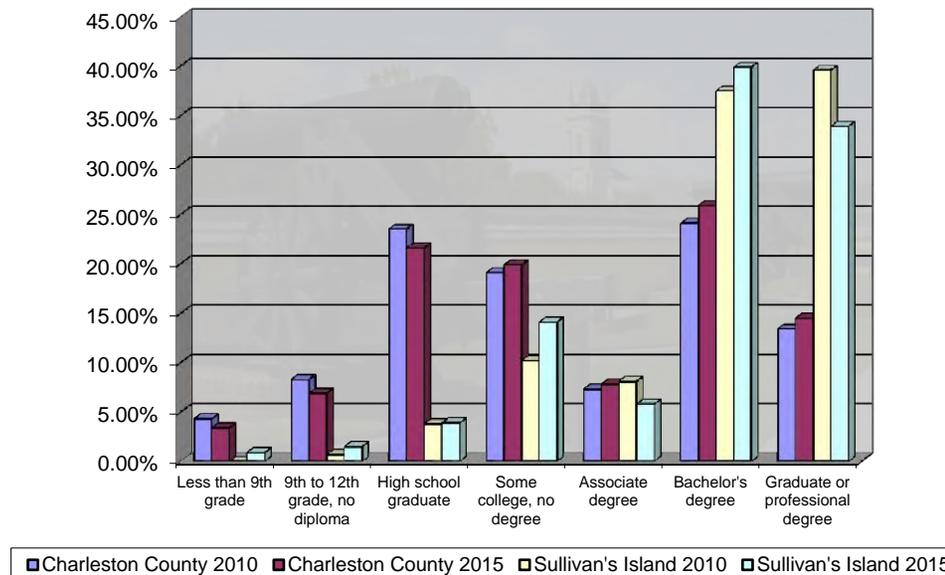
The majority of the Town is comprised of white residents, which make up approximately 98% of the population. The second largest group is African-Americans, which comprise .5% of the Town’s residents. The remainder of the population was a smaller fractional combination of other races. This composition is not drastically different from previously recorded decades.

Educational Level

With the highest-valued land per acre in the BCDCOG region, incomes needed to purchase and maintain properties on Sullivan’s Island are greater than other areas within the region. As a result, the education levels, at least over the past 30 years, have remained high for the Town. This is to be expected as higher education levels are positively correlated with higher incomes.

Figure 5 shows residents with “some college, no degree” to “Less-than-9th-grade” educations are lower than Charleston County’s averages, which further highlights Sullivan’s well-educated population. This is further evidenced by that fact that residents of Sullivan’s Island have much higher percentages in both those with “Bachelor’s degrees” and “Graduate or professional degrees.”

Figure 5 - Highest Level of Education Attained (2010-2015)



Source: US Census, American Community Survey

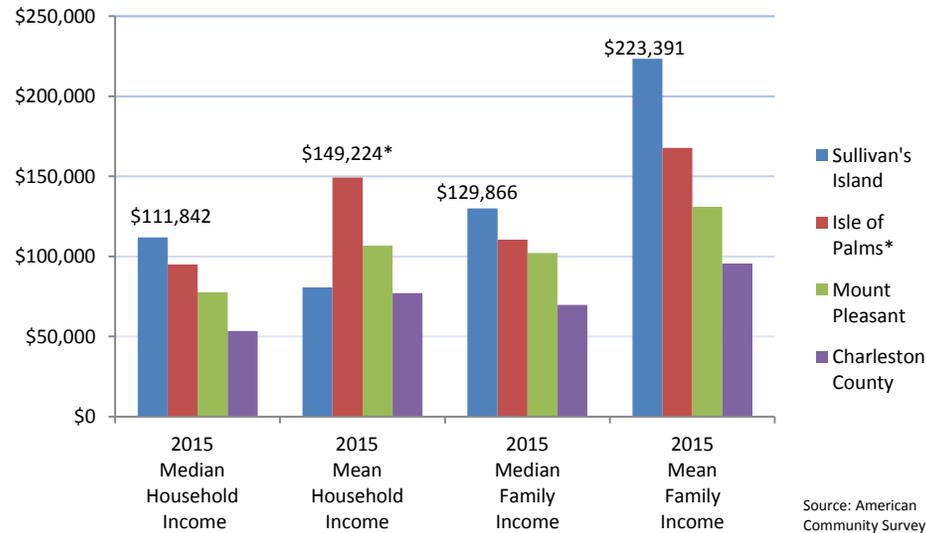
III. Economic Element

Sullivan’s Island occupies a unique economic space because of the blend of residents, visitors, and businesses within the Town. Each of these interest groups should be considered when making economic policy decisions within the Town.

Income

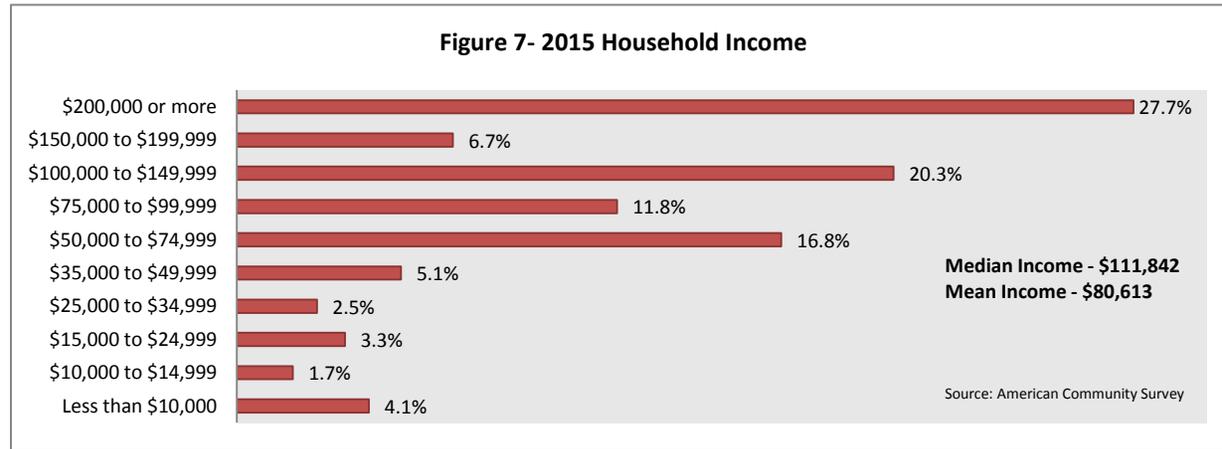
Given the highly-educated population within the Town, Sullivan’s Island has always performed very well with regards to regional income over the past 30 years. In 2015, Sullivan’s Island had a higher median household income (\$111,842), median family income (\$129,866), and mean family income (\$223,391) than the Towns of Isle of Palms and Mount Pleasant, or Charleston County. The only category that Sullivan’s Island lagged is mean household income, where it fell behind Isle of Palms and Mount Pleasant. This should not be a concern for the Town, as the mean is simply an average that is affected more drastically with a smaller population. With averages, larger populations are less susceptible to drastic fluctuations that affect the mean compared to smaller populations who may experience a greater fluctuation in the mean because of a smaller pool of lower and higher incomes.

Figure 6 - 2015 Regional Income Comparison



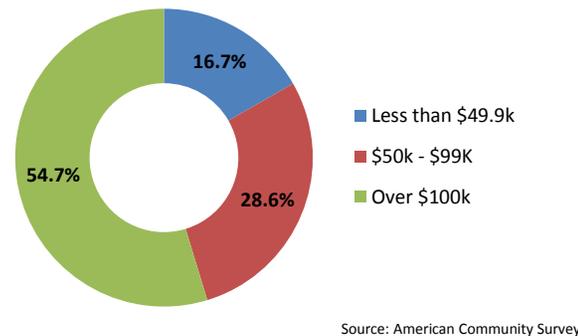
To further illustrate, it is important to understand a subtle difference between Household Income and Family Income. Household Incomes are individuals who live in the same place or alone and are not counted as a family. Family Incomes are those who are related and the incomes are combined together. Figures 7 and 8 below show the 2015 trends for Household Incomes for Sullivan’s Island. Those who earn \$200,000 or more represent almost 28% of the population on the island. If the top three categories are combined to form one category of \$100,000 or more, the percentage surges to almost 55% of the residents

who live on the island (Figure 8). With a median income of almost \$112,000, these percentages are to be expected.

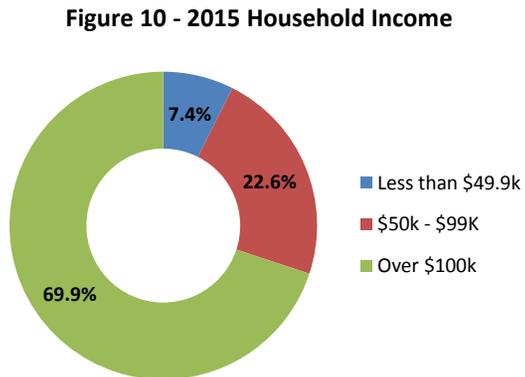
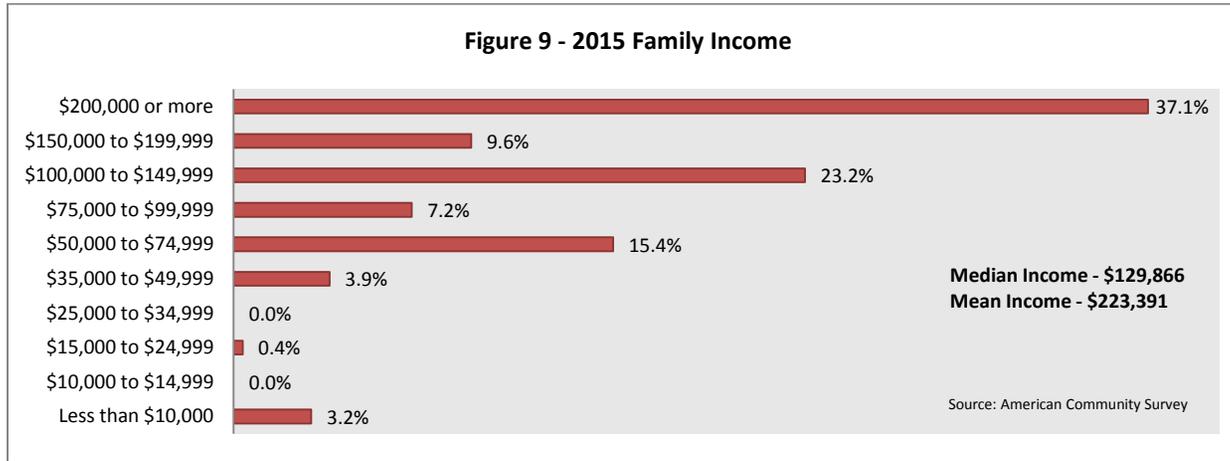


who live on the island (Figure 8). With a median income of almost \$112,000, these percentages are to be expected.

Figure 8 - 2015 Household Income

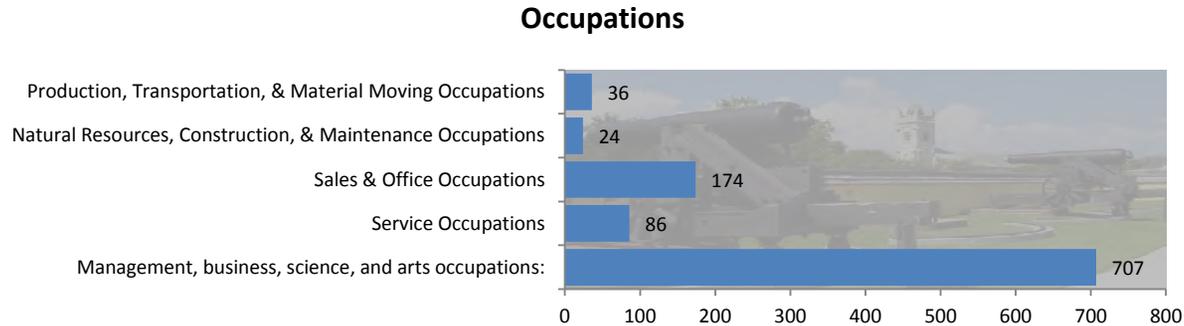


When family incomes are tallied, the median and mean incomes rose drastically. Families who earn more than \$200,000 are approximately 37% (Figure 9), while those who earn over \$100,000 represent approximately 70% of the island (Figure 10).

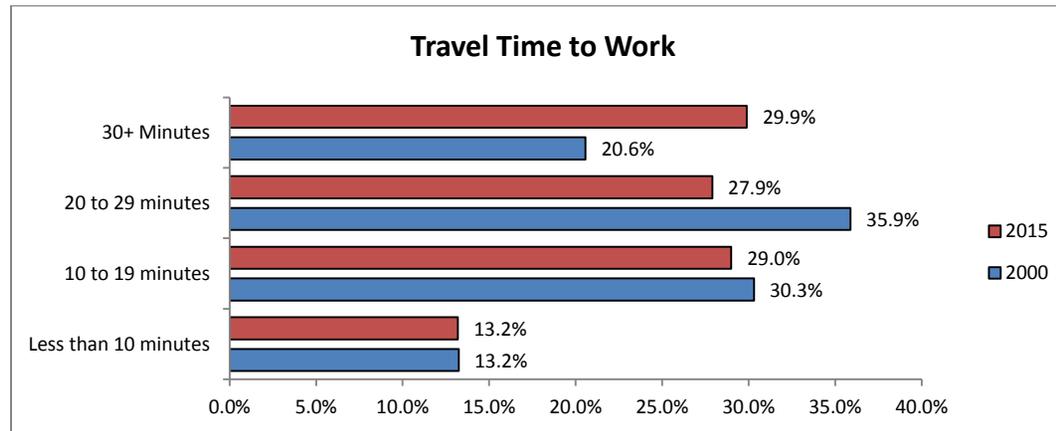


Labor Force

With high incomes maintained for both individuals and families on the island, it should not come as a shock that the majority of occupations fall within the category of management, business, science or art. With the occupations that are surveyed, these categories are more than likely going to produce higher incomes than the other occupations listed.



Unfortunately, the commute time to work is increasing for the residents on Sullivan’s Island when they leave the island. Those who travel 30 minutes or more for their commute time have increased by 9% in 2015 since 2000.



IV. Cultural Resources Element

The history of Sullivan’s Island is very closely tied to its natural resources and cultural identity. Its proximity to Charleston Harbor has long given the Island a central role in the region’s history since the earliest days of colonial settlement in South Carolina.

The cultural resources element of the Comprehensive Plan describes the human forces and historical events that interacted to shape the Island’s character and its residents. Moreover, this element describes the unique historical sites, national monuments and other aspects that constitute Sullivan’s Island’s cultural assets.

Early History

In addition to its role as a coastal defense and marking station, one of the island’s earliest uses served as a location for the harbor’s early pest houses or lazarettos. These structures were built as quarantine stations in which to hold persons, free and enslaved, entering Charleston, who were thought to present a potential risk for the spread of disease (Schneider 1987). Much of the prevailing information from the National Park Service claims that “nearly half of all those of African descent in the U.S. had ancestors that passed through the quarantine structures on Sullivan’s Island.” This figure infers that most of the 260,000 enslaved Africans transported through the Charleston Harbor spent time in Sullivan’s Island’s Lazzaretto’s.

However, several emerging academic theories estimate that there may have been far fewer Africans quarantined on the Island. One theory estimates 1,600 to 5,000 Africans were documented during the time of the Middle Passage (approximately 5%-15% of the total 107,000). This theory is based upon a chronicled timeline identifying three areas of historical research focused on South Carolina’s quarantine laws; the rise and fall of the pest houses in the lowcountry; and the timeline of African captives from 1707 to 1808.

Although Sullivan’s Island was formally incorporated as the Town of Moultrieville in 1817, it was not governed by a locally elected body until the mid-1950s. Today, there are zoning regulations geared to the preservation of historic structures, sites and significant archeological features of the Island. Of the 992 non-governmental structures, approximately 240 or nearly 25% are deemed historically significant.

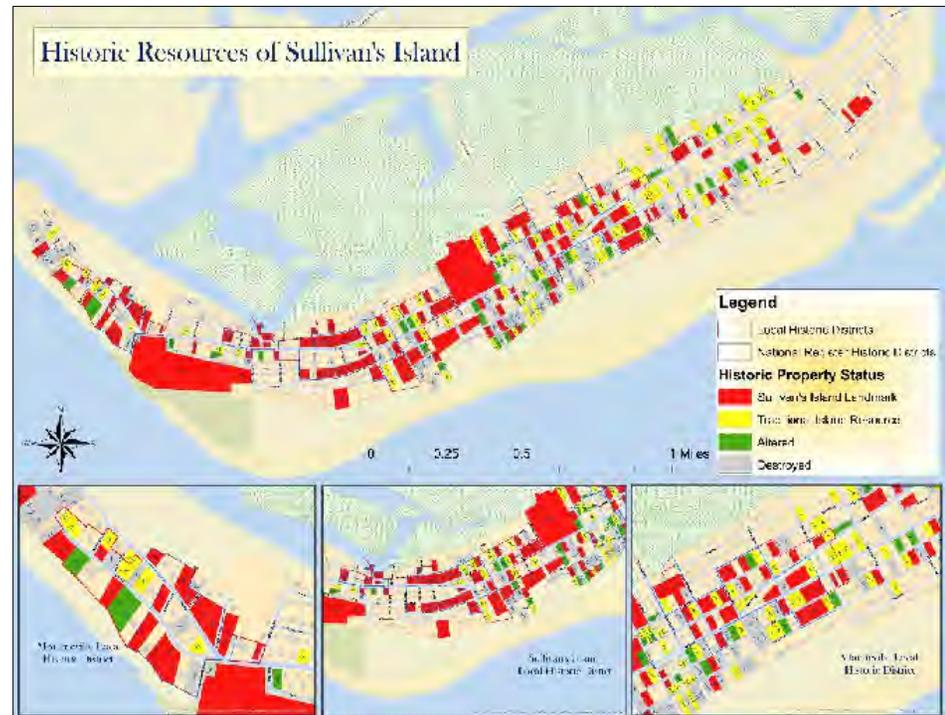
Sullivan's Island Historic Districts

The Sullivan's Island Historic Area is located in the central-western portion of the town. The area represents what was historically the core residential and administrative area of Fort Moultrie. The period of significance for the district extends from 1870 through 1950. Twenty-six of the district's thirty-eight resources are representative of military dwellings.

There are three (3) local historic districts, which serve as the historic design review areas for the Sullivan's Island Design Review Board (architectural review board) as well as three underlying National Historic Register Districts:

Local Historic Districts:

- Atlanticville Local Historic District
- Moultrieville Local Historic District
- Sullivan's Island Local Historic District



Sullivan's Island Historic Overlay District Map: *Permitting and regulatory powers may only be afforded to local historic districts

Commercial Areas

The Sullivan's Island commercial district runs along Middle Street, from Station 22½ westward, just beyond Station 20½. Because of the small scale of the business district and the surrounding town, the commercial district creates a unique community center for Sullivan's Island residents.

Residential Areas

Most of Sullivan's Island is residential, consisting of many historic buildings, as well as new construction. The dynamic use of the island by the surrounding community over the years is reflected in the wide array of architectural styles on display throughout the town.

Natural and Scenic Areas

Sullivan's Island is full of many natural and scenic areas. Its location affords it views of both sunrises and sunsets. There are the expansive ocean views, marsh views, and views of Charleston Harbor, the Charleston Peninsula and Breach Inlet. The following is a listing of some of the unique natural and scenic areas that are available to all residents and visitors to the Island.

1. Breach Inlet – Broad views of the ocean in a historical setting.
2. Cove Inlet – Natural beauty of the waterway and marsh at the old trolley bridge site.
3. Battery Capron (the mound) – Expansive island views.
4. Old Landfill Site – Marsh and natural views.

Entertainment and Community Activities

Sullivan's Island offers many types of recreational activities for its residents and visitors. These events and resident participation are important to the social vitality of the town, as they offer opportunities to build community and foster community interaction. The following page lists some of the activities offered on Sullivan's Island:

1. Sullivan's Island Volunteer Fire Department Oyster Roast and Fish Fry - These yearly fundraisers, which occur in the fall, winter and summer, attract residents from the Town and surrounding area. The fire department has constructed a large shelter near Fort Moultrie to accommodate the events' large groups.
2. Sullivan's Island Park - The Sullivan's Island Park is a community gathering place and is the location for many community concerts and festivals. This park and playground is located on Middle Street in the commercial district of Town.
3. Sullivan's Island community activities - The Town routinely organizes family-oriented events for all of the major holidays. These events include the annual tree lighting ceremony during the December holidays and the fireworks display on the 4th of July. These events take place at Sullivan's Island Park.
4. Fort Moultrie – The Fort's historic status combined with its preserved location on the coast make the site an ideal place to visit. Though the fort is not free, the inexpensive admission fee still allows many residents to visit the site at their leisure.
5. Carolina Day – June 28th. This day commemorates the defeat of the British attempting to occupy Charleston in the early days of the American Revolution. At Fort Sullivan (now Fort Moultrie), 425 Americans fought off a British invasion fleet of ten (10) warships and many support vessels, foiling an early attempt to occupy Charleston, then the largest and most important city in the colonies south of Philadelphia. The Battle of Fort Sullivan marked the first American victory over a substantial British force in the Revolution, a victory won just a week before the formal adoption of the Declaration of Independence. The day is commemorated in several ways around the community including a reenactment and a parade downtown.
6. Town boat landing - The Town offers a boat landing for Sullivan's Island residents and non-residents for a fee.

Religious Sites

There are several churches on the island. Some of them have a long history, while others are relatively new. Many of the community's churches function both as places of worship and as outposts for community events, thus contributing to the array of various community facilities available to Sullivan's Island residents.

1. Church of the Holy Cross - The Episcopal Church built the stone church at 1401 Middle Street near Fort Moultrie in 1891. The Army immediately decided to expand the reservation and acquired the building for \$6,000 as the Post Chapel. The Episcopal Church was then moved to its present location at Station 25 on Middle Street. A large new church and parish hall was constructed in 2006. When Fort Moultrie was decommissioned, the Lutheran congregation acquired the original building. The original granite building, located on Middle Street, is now a private residence.
2. Sunrise Presbyterian Church - The Presbyterian Church was at one time located in the 2400 block of Middle Street; that building is now used as a residence. Sunrise Presbyterian was completely destroyed by Hurricane Hugo after being moved to its new site and has since built a new sanctuary.
3. Stella Maris Catholic Church – The original church on the site was a wooden structure built in 1845, later replaced with the current structure, built from the rubble of Fort Moultrie in 1873.
4. Sullivan's Island Baptist Church - The Sullivan's Island Baptist Church occupies an old fort chapel near the former gates of Fort Moultrie at Station 18.

Sullivan's Island Farmer's Market

Sullivan's Island Farmers Market (hereinafter Market) held its inaugural season in spring 2016, returning for a second successful season in 2017. Initiated thanks to community grass-roots support, the Market is designed to be a relaxed community-centric weekly spring and early-summer event to bring residents together for food, fare, music, fun and fellowship. The Market is held at 1921 I'on Avenue every Thursday from 2:30 p.m.-7:00 p.m. from the first week of April

through the last week of June (twelve total events). The Market is situated on Town property at a historic site, in front of Battery Gadsden, where the foundational remains of a World War II-era bunker/warehouse that serviced Battery Gadsden. The site has residual concrete slabs and foundation stones from the warehouse and large trees offer ample shading. Residents enjoy a mixed market of approximately 26 vendors offering produce, farm products, locally produced artisan crafts, local food items, on-site foods, live music and youth activities. The Edgar Allan Poe Library is directly behind the Market with Sullivan's Island Elementary School immediately adjacent. A member of Town Hall Staff serves as the Market Manager and the Recreation Committee of Council actively assist the Market Manager with the weekly markets, in addition to serving as the vendor selection Committee.

Special Events

The Town holds a number of annually sponsored special events, both by Town Council and privately managed events:

Town Sponsored:

- Annual Arbor Day Celebration (April)
- Independence Day Fireworks (Fourth of July)
- Battery Gadsden Cultural events (Ongoing)
- Sullivan's Islands Elementary events (Ongoing)

Privately managed special events:

- Polar Bear Plunge event (New Year's Day)
- Run for Adela
- Floppin' Flounder 5K
- Saint Patrick's Day event (March)

V. Natural Resources Element

Sound land development policies require a thorough understanding of the Island's existing natural systems, land use patterns, transportation networks, supporting governmental facilities and recreational assets.

The natural resources element will focus on the island's geography, environmental characteristics and the recreational assets offered to residents and visitors. This element will aggregate the various plans and policies established by the Town, as well as core values of environmental protection and public amenities.

Natural Systems

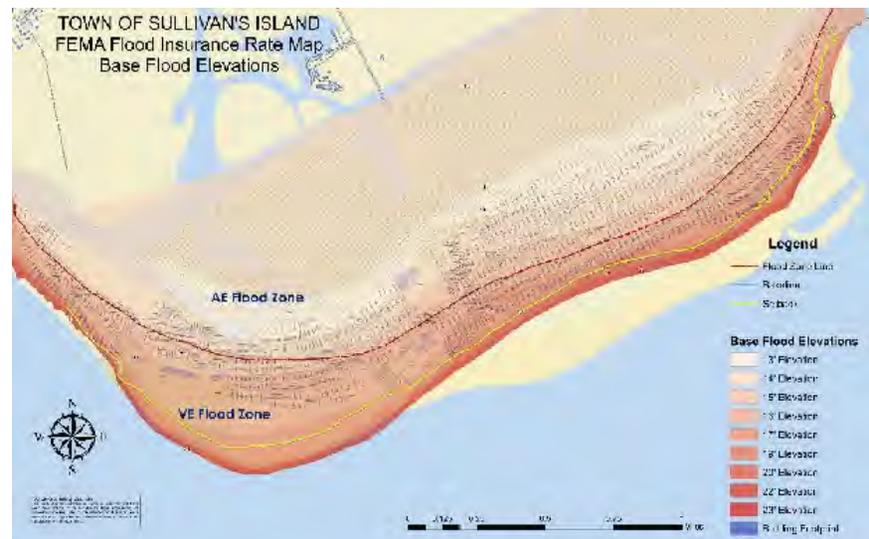
Sullivan's Island is located about 3.5 miles northeast of the Charleston peninsula. The Island is 3.8 miles long and about one (1) mile wide at its widest point. The total area within the Town limits is about 2,000 acres of high ground, with an additional 1,100 acres in marshland.

Climate

Sullivan's Island has a year-round, temperate climate that appeals to both visitors and residents alike. Monthly average temperatures range from 89 degrees (F) in July to 48 degrees F in January. The Town's average annual precipitation (rainfall) is 49.79 inches, however, for several years extreme rain events have skewed this figure.

Flood Zones

Nearly the entire Town is located within the floodplain or Special Flood Hazard Area (SFHA). An SFHA is defined as a land area with a greater than 1% chance per year of flooding and is identified by the Town's current Flood Insurance Rate Maps (FIRMs). SFHAs are broken into "AE" zones and "VE" zones. "AE" zones are areas subject to risk



of flooding by standing or static flood waters, while "VE" zones are subject to wave action. Oceanfront property on Sullivan's Island is located in a "VE" flood zone with the flood elevation ranging from 15 to 23 feet, depending on the location of the property. The GIS map on page 17 illustrates the middle and marsh sides of the Island, which are generally located within an "AE" flood zone with the flood elevation ranging from 13 to 15 feet. The commercial district of the Island is located mostly in the "AE" zone with a flood elevation of 15 feet. A portion of the commercial properties located between Stations 22 and 22½ are located in the "VE" elevation 16 flood zone.

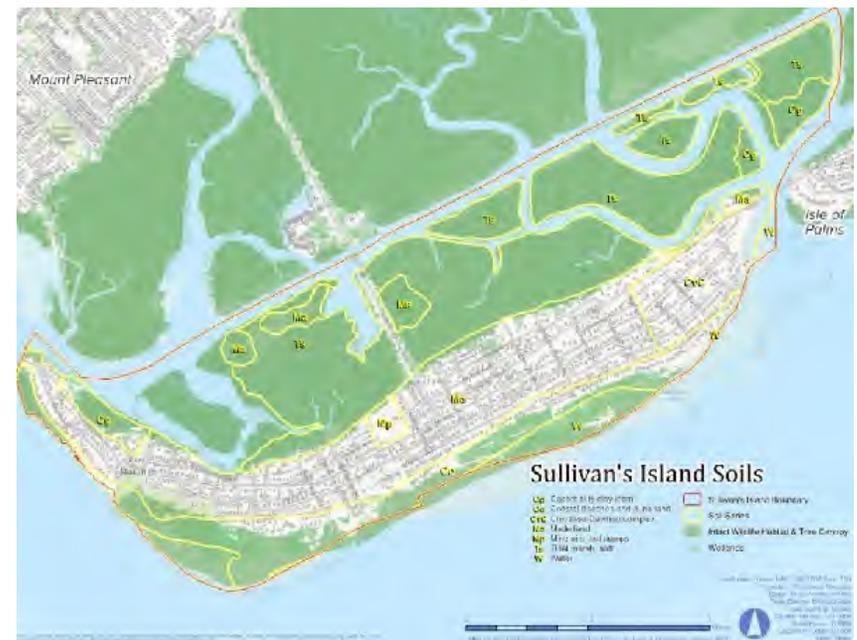
On June 30, 2016, the Federal Emergency Management Agency (FEMA) released a draft of the new FIRM data indicating substantial changes to the Island's SFHAs. Town staff anticipates adoption of this new data in late 2018 and will be included in the development of this plan.

Geology

There are three types of geologic deposits located in the Town of Sullivan's Island. The newest deposit is artificial fill covering the center of the Island, made of sand and clayey sand that is of diverse origin and ranges in depth from 3 to 10 feet.

The original deposit of the Island is beach and barrier island sands from the Holocene period made of quartz sand, which is very light gray, fine grained, well-sorted, shelly, and abundant with minerals. The deposits are less than ten thousand years old, and those on the surface are probably less than one thousand years old and range in depth from zero to 35 feet.

The third type is tidal marsh deposits which are composed of soft clayey materials dominated primarily by the mineral kaolinite. These deposits are likely less than five thousand years old.



Soils

While Sullivan’s Island’s soils are mainly classified as tidal marsh association soils—the most prevalent soil series in Charleston County—six different soil series have been identified on Sullivan’s Island. Since artificial fill is the predominant geologic formation on the island, ‘made land’ is the dominant soil series. Made land consists of variable amounts of sand, silt, and clay, or mixtures of these materials. New suitability assessments are important for this series because of the wide range of variation that can occur over time. The soil in the marsh is classified as tidal marsh, soft. This is a miscellaneous land type occurring on the coast and along tidal streams and rivers between the ocean and the uplands. It is in broad, level tidal flats that are covered by 6 to 24 inches of salt water at high tide.

Hydrography

Sullivan’s Island is located in the Ashley-Cooper Watershed, which is part of the larger Catawba-Santee Watershed Basin. The Intracoastal Waterway (ICW) passes behind Sullivan’s Island. The Cove, Cove Creek, Inlet Creek, Swinton Creek, and Conch Creek are all located near Sullivan’s Island and drain into the Atlantic Ocean. The Cove and Cove Creek drain out through the Charleston Harbor, while Inlet Creek, Swinton Creek, and Conch Creek drain out to the ocean through Breach Inlet. These creeks are all listed as Shellfish Harvestable Waters (SFH). This is a designation given by the state that reflects how clean the waters are naturally and/or how they need to be protected.

Wildlife

The critical habitat for wildlife on Sullivan’s Island occurs in the wetlands and in the area between the wetland area and uplands. This transition area provides ideal habitat for resting and roosting grounds for many types of birds. Near-arctic migrant birds depend on this area in Charleston County for resting and feeding along their annual migration route.

Vegetation

The main vegetation of the marsh is smooth cord grass. Along the edges of the marsh adjacent to land grows needle rush. The main trees on the Island are live oak, loblolly pine, wax myrtle and cabbage palmetto. Vegetation in the zone between the wetlands and uplands is very important to controlling the urban runoff into the marsh and beach. The Sullivan’s Island Tree Commission and Tree Preservation ordinance and closely regulate the preservation of the Island’s tree canopy.

Wetlands

There have been three major types of wetlands identified in the Town of Sullivan’s Island (below). These wetlands are marine, palustrine, and estuarine wetland types. Marine systems consist of the deep-water habitat of mainland coast and islands. Estuarine systems are associated with coastal embayment’s and drowned river mouths and include salt marshes, brackish tidal marshes, and mangrove swamps, as well as deep-water bays. The palustrine system includes only wetland habitat. It is, however, the major wetland system because it encompasses the vast majority of North America’s wetlands, namely inland marshes, swamps and bogs.

Recreation and Open Space

Parks and open space areas contribute greatly to Sullivan’s Island’s local quality of life, community character, and recreational opportunities. Protection and enhancement of the Island’s environmental assets and expansion of the existing park system are of the utmost importance to island residents. This element will present policies and recommendations aimed at preserving environmental features and open space areas while expanding investment in neighborhood parks and passive and active recreation areas.

In 2016 the Town partnered with the East Cooper Land Trust, and other area municipalities, to create a Connected Green Infrastructure Plan, which identified the Island’s natural assets, including bike paths, boat/kayak launch areas, beach and marsh access points and nature paths. The study provided Geographic Information Systems (GIS) analysis of soils, open spaces and deed restricted properties of the Island with the intent of providing guidance during the Comprehensive Plan rewrite.



VI. Community Facilities Element

Community facilities include the services and structures that support development, community investment, and overall quality of life. They include all aspects of Town government, the Sullivan’s Island Police Department and Sullivan’s Island Fire Department, Building Department and the Water and Sewer Department. The Community Facilities and Infrastructure Element seeks to ensure that high quality community facilities are available to current and future residents and businesses, and that appropriate measures are taken to ensure a measured and smart growth strategy.

Local Government and Departments

Andy Benke, Town Administrator (843-883-5726) - Located in the center of the Island, Town Hall houses the majority of Town departments and functions, including Town Board and Commission meetings. No substantial changes in the function of the Administration Department have occurred since 2013; however, a new Town Hall was completed in November 2016. New positions have been created and filled for daily Town services including, a front counter position, and several administrative positions serving front counter service and planning and zoning functions. The Administration Department includes the Town Administrator, Assistant to the Town Administrator/ Personnel, Town Clerk, Comptroller, Town Attorney, Municipal Judge, Clerk of Court and one clerk for billing and permitting.

Building Department

Randy Robinson, B.O. (843-883-5732) / Joe Henderson, Z.A./Planner (843-883-5731) - The Building Department handles all matters related to zoning and construction and the issuance of related business licenses, building permits and zoning permits. The Department performs building-related inspections, code enforcement and is comprised of a full-time Building Inspector, Zoning Administrator and one full-time permit specialist, who handles permitting and Business Licensing.

Water and Wastewater Systems

Greg Gress, Manager (843-883-5731) - Conditions have changed because of an increase of building and development on the island, which has caused an increased demand in water and sewer capacity. A reconstruction and expansion of the existing water treatment plant is needed as well as the continuation of the pipe grouting project and water line replacement program. Needs also include:

- Funding for reconstruction of the wastewater treatment plant
- Grouting program Phase II is designed 2016 and pending funding.
- Continue to work with CWS to supply the Town
- Ensure zoning policy and residential density limitations corresponds with the Water and sewer capacity for service
- Equipment replacement program
- Continue to explore rate structure
- Water Line Replacement Program: Design completed 2016 for next 5 year replacement plan.
- Pursue GIS enabled meter reading and use of geo-referencing technology
- Add equipment as needed to service required infrastructure

The Town water and sewer utilities department consists of five (5) full-time staff and one part-time billing clerk who operates from Town Hall. All operators hold DHEC B certifications in water treatment, water distribution and wastewater treatment. All certifications are within the facility needs and state and permit requirements.

Public Safety/ Police Department

Chris Griffin, Police Chief (843-883-5739) - The increasing popularity of Sullivan's Island's beaches can be attributed to both the explosive population growth of the Charleston metropolitan statistical area (MSA) and the area's limited access to public beaches. This in turn has led to an increased need for full-time police officers and temporary seasonal employees for beach and parking enforcement. The newly implemented 2016 public parking plan has increased the Department's need for additional technical equipment, patrol vehicles, and all-terrain vehicles. The use of Kubota's (all-terrain vehicles) and communication devices are now required to enforce these regulations. Body cameras and tasers are now the industry standard in local government law enforcement, which will require ongoing maintenance and replacement through the next ten to twenty years.

- Maintain all officer certifications and training
- One new full-time officer (Part time investigative/ part school resource officer)
- Four seasonal officers (two beach enforcement, two parking enforcement)
- One-two new Kubota's (all-terrain vehicles for beach and parking enforcement)
- Continue vehicle replacement program

- Taser replacement 3 -5 years
- Radio replacement (Motorola 800 will be obsolete in 3-5 years)
- Weapon replacement 5-10 years
- Body cameras replacement every 5 years
- Body armor replacement every 5 years
- Continue emergency helicopter evacuation program
- Continue consolidated 911 dispatch program
- Maintain adequate number of police officers
- Maintain seasonal enforcement
- Maintain Class 1 ISO ratings

Utilities

Electric power is provided by SCE&G and cable television is provided by Comcast Cable.

Solid Waste

Sullivan's Island contracts with a third party to pick up refuse for the Town. The regular household trash and bulk trash/yard debris are picked up once a week for nine months out of the year. During the three summer months, when beach traffic and rentals are at the highest, the regular household trash is picked up twice a week and bulk trash/yard debris once per week. The refuse is taken to the Charleston County landfill.

The County provides recycling service to the Island. Recyclables are picked up once every two weeks. Charleston County changed solid waste collection to 55 gallon roll carts in 2015.

Fire and Maintenance Department

Anthony Stith, Fire Chief (843-883-5741) - Increased building and development on the island has created more citizen demand for amenities and maintenance services (parks/ recreation services and more regular maintenance to beach access points). This demand has led to more frequent use of equipment by Maintenance Department staff. Additionally, single-family home height and massing increases have required a larger fire engine and needed replacement of older fire engines.

- Maintain all firefighter certifications and training
- Construct new building/ shop for the Maintenance Department Replace 2 fire engines
- Architectural up-fit of fire station, incorporate similar design to Town Hall
- Four new lawn mowers (\$10,000-\$12,000 apiece)
- Replace Kubota's (all-terrain vehicles for beach maintenance and enforcement)
- Replace tractors
- Maintain watercraft
- Maintain boat landing- emergency water response
- Maintain adequate firefighter staff
- Maintain volunteer staff and training facilities
- Maintain recent Class 1 ISO ratings (improved from 4)
- Continue vehicle replacement program

The staff of the Sullivan's Island Fire and Rescue Department consists of eleven (11) paid full-time shift firefighters: one (1) Chief, one (1) Assistant/Battalion Chief /Training Officer, two (2) Captains, three (3) Lieutenants, one (1) Engineer and three (3) Firefighters. This team is supplemented by 43 on-call volunteers. The Department protects within the Town limits of Sullivan's Island and is the responding fire protection agency for Fort Sumter. Assistance is provided from the Towns of Mt. Pleasant and Isle of Palms. Support from fire hydrants is available throughout the Town.

The Fire Chief manages island-wide maintenance activities consisting of one (1) fulltime supervisor and three (3) fulltime maintenance workers. Seasonal part-time employees are retained as needed.

Emergency Medical Services (EMS)

Town relies upon a consolidated 911 dispatch service provided by Charleston County EMS.

Emergency first responders are typically provided by fully-trained Sullivan's Island Fire Department. Emergency air ambulatory service is provided by Air MedCare Network (Meducare).

Health Services

Primary care facilities are available on Sullivan's Island, with additional facilities located in Mt. Pleasant, Isle of Palms, and downtown Charleston. The nearest hospital is East Cooper Regional Medical Center, which is located 4 miles from Sullivan's Island on US Highway 17 near Bowman Road and is easily accessible via Chuck Dawley Boulevard.

Education Facilities

The Sullivan's Island Elementary School (PK-5) original building (circa 1956) was demolished in 2012. Charleston County School District constructed a new elementary school in 2015, which enrolls approximately 500 students annually.

During the 2011-2012 school year, Sullivan's Island Elementary achieved partial magnet status, focusing on math and science, with an emphasis on marine science. Other public schools that serve Sullivan's Island's include Laing Middle School for grades 6, 7 and 8, and Wando High School for grades 9, 10, 11 and 12.

Libraries

The Edgar Allan Poe Library, located in Battery Gadsden, is a branch of the Charleston County Library System. The library is located at 1921 I'On Avenue in the renovated military installation dating to the Spanish-American War. The building has the capacity to house a collection of just over 15,000 volumes, including fiction and non-fiction, juvenile books, periodicals, and music, and electronic media.

Emergency Preparedness

The Town follows the Charleston County Emergency Operations Plan and the Charleston County Hurricane Preparedness Guide in addition to the Town's Hurricane Plan. The Municipal Emergency Operations Center (MEOC) is located within Town Hall located at 2056 Middle Street and is equipped with a generator capable of sustaining operations in the event of a power outage, the Town's phone system and fax lines, and all radio communications and facilities to handle Town Administration.

Stormwater Management

The Town utilizes the Charleston County Stormwater Management Program to monitor and control stormwater runoff across the island. Although all stormwater conveyance and drainage systems are owned by SCDOT, the Town has undertaken several measures to proactively assist in the management of the Island's drainage system:

- In 2016 created zoning regulation requiring onsite stormwater management systems for all development (residential, commercial and civic)
- Seeking several FEMA grants to construct, rebuild, study island-wide drainage
- Town maintenance staff continues to address problem areas by cleaning out ditches and providing jet-vac services although there is no Town funded stormwater utility.

VII. Housing Element

Housing Stock

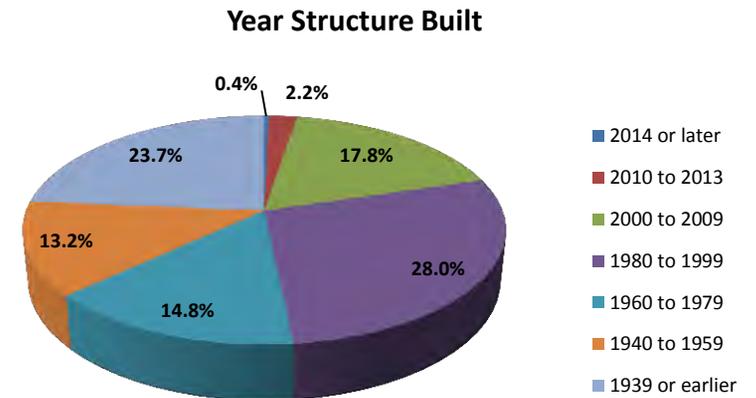
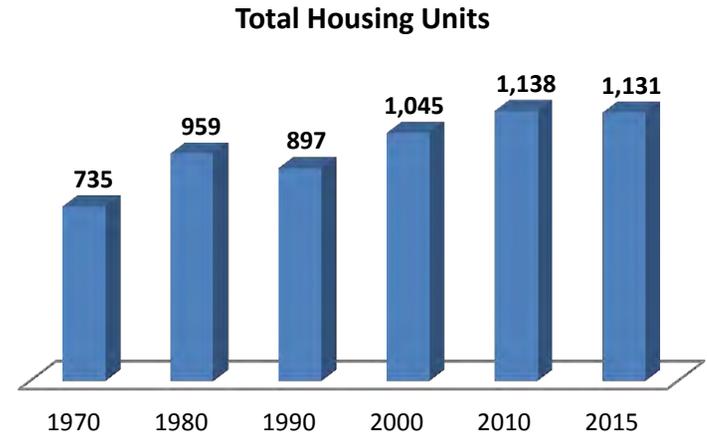
According to ACS data, Sullivan’s Island has a total of 1,131 housing units, of which, 808 were surveyed as occupied and 323 were vacant. Residents whom responded “vacant,” more than likely maintain a primary residence elsewhere or temporarily rent out their home.

For the most part, Sullivan’s Island has built homes at a fairly consistent rate, with the exception of this current decade. Compared to other municipalities, who experience large housing booms, this trend is an anomaly. This trend is more than likely due to a variety of factors, but could include the military presence that existed on the island until the 1950s, as well as the geographic constraints of the Town. The bulk of the existing housing stock (28%) was built from 1980 to 1999. The second largest percentage of housing (23.7%) was built in 1939 or earlier.

The majority of housing type in Sullivan’s Island is the single-family detached home (1,001 homes), which comprises 88.5% of the housing stock. The second largest housing type is multifamily (with 10 or more apartments), followed by single-family attached (townhomes, etc.).

Housing Tenure

Housing tenure is defined by the U.S. Census as a binary status, which means a housing unit is either owner-occupied or renter-occupied. Of the 808 occupied-housing units, 683 units (84.5%) are owner-occupied. The remaining 125 housing units (15.5%) in the Town are renter-occupied.



Median Home Price and Rent

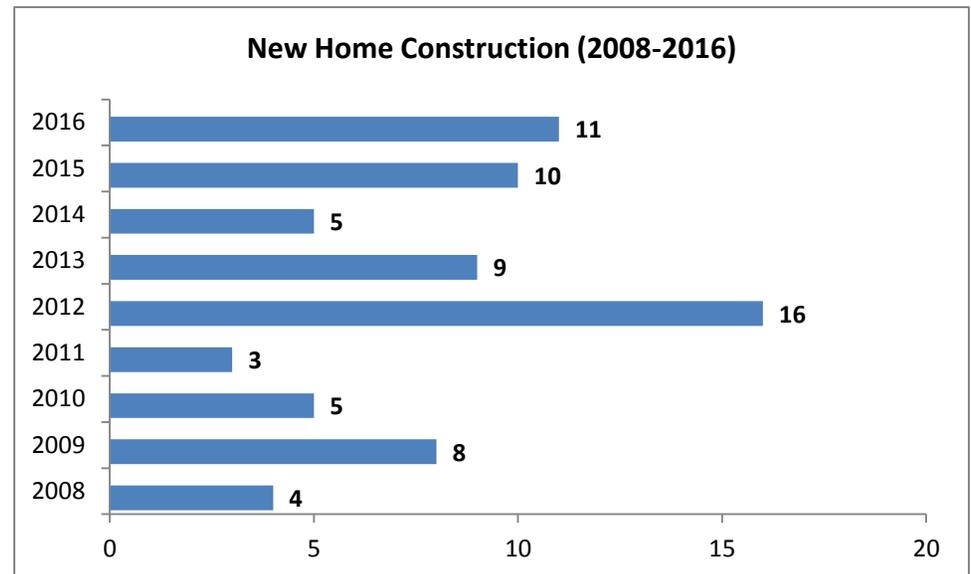
According to 2015 US Census data, the median home price in the Town is \$1.11 million. More localized and updated real estate sources, such as the Charleston Trident Association of Realtors (CTAR), estimate the median home price, per the 2016 Annual Report, is \$1.35 million. Compared to all other Multiple Listing Service (MLS) areas in the Trident Region, Sullivan’s Island maintains the highest median home price.

The median rent, according to Census data, is \$2,093. 43.6% of residents pay between \$2,000 and \$2,499, while the second largest group of renters pays \$1,000 to \$1,499.

Specific Renter-Occupied HU	2015	
	#	%
Less than \$500	0	0.0%
\$500 to \$999	17	14.5%
\$1,000 to \$1,499	19	16.2%
\$1,500 to \$1,999	13	11.1%
\$2,000 to \$2,499	51	43.6%
\$2,500 to \$2,999	10	8.5%
\$3,000 or more	7	6.0%
No rent paid	8	(X)
Median Costs	\$2,093	

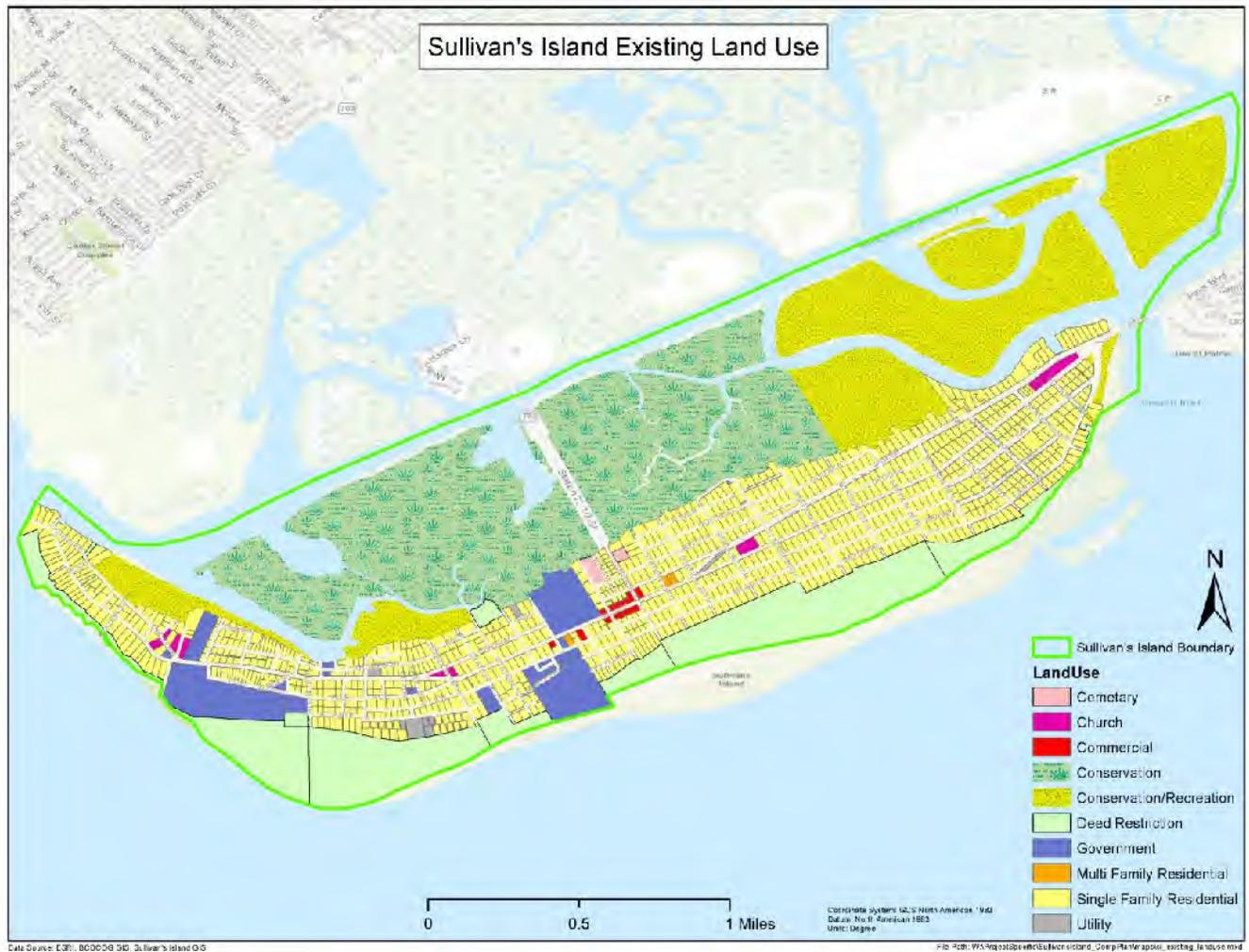
Building Permits for New Home Construction

From 2008 to 2016, the town has averaged 7.8 newly constructed homes on the Island. Within this time period, the year with the most residential construction was 2012, followed by 2016 and 2015. The rest of these years have all maintained similar levels. Given the relatively small size of the town, these construction activity levels are normal.



VIII. Land Use Element

The Land Use Element is important in that helps the community understand the current land use patterns for existing development and how the community wants to grow in the future. Two major deliverables that come from this element are the Existing Land Use Map and the Future Land Use Map. The Existing Land Use Map is depicted on the next page.



By developing the Existing Land Use Map, percentages are determined in order to give a clear idea on how the island is developing. The percentages have been compared with the 2013 Master Plan update below. The two areas to pay close attention to are the growth in Single Family Residential and the decrease in Conservation/Recreation.

Land Use by Percent			
	2013	2018	% Change
Single Family Residential	21.4%	28.1%	31%
Multi-Family Residential	0.6%	0.7%	17%
Commercial	0.3%	0.5%	67%
Government/Institutional	5.0%	6.0%	20%
Deed Restricted Property	11.4%	13.9%	22%
Church	0.4%	0.5%	25%
Cemetery	0.1%	0.2%	100%
Utilities	0.3%	0.4%	33%
Vacant	1.6%	0.0%	-100%
Conservation	27.4%	27.7%	1%
Conservation/Recreation	31.4%	22.0%	-30%

The Future Land Use Map will be created with community support and then adopted with final plan. Until guidance from the Steering Committee and public is garnered, the map will not be developed. Taking an initial glance,

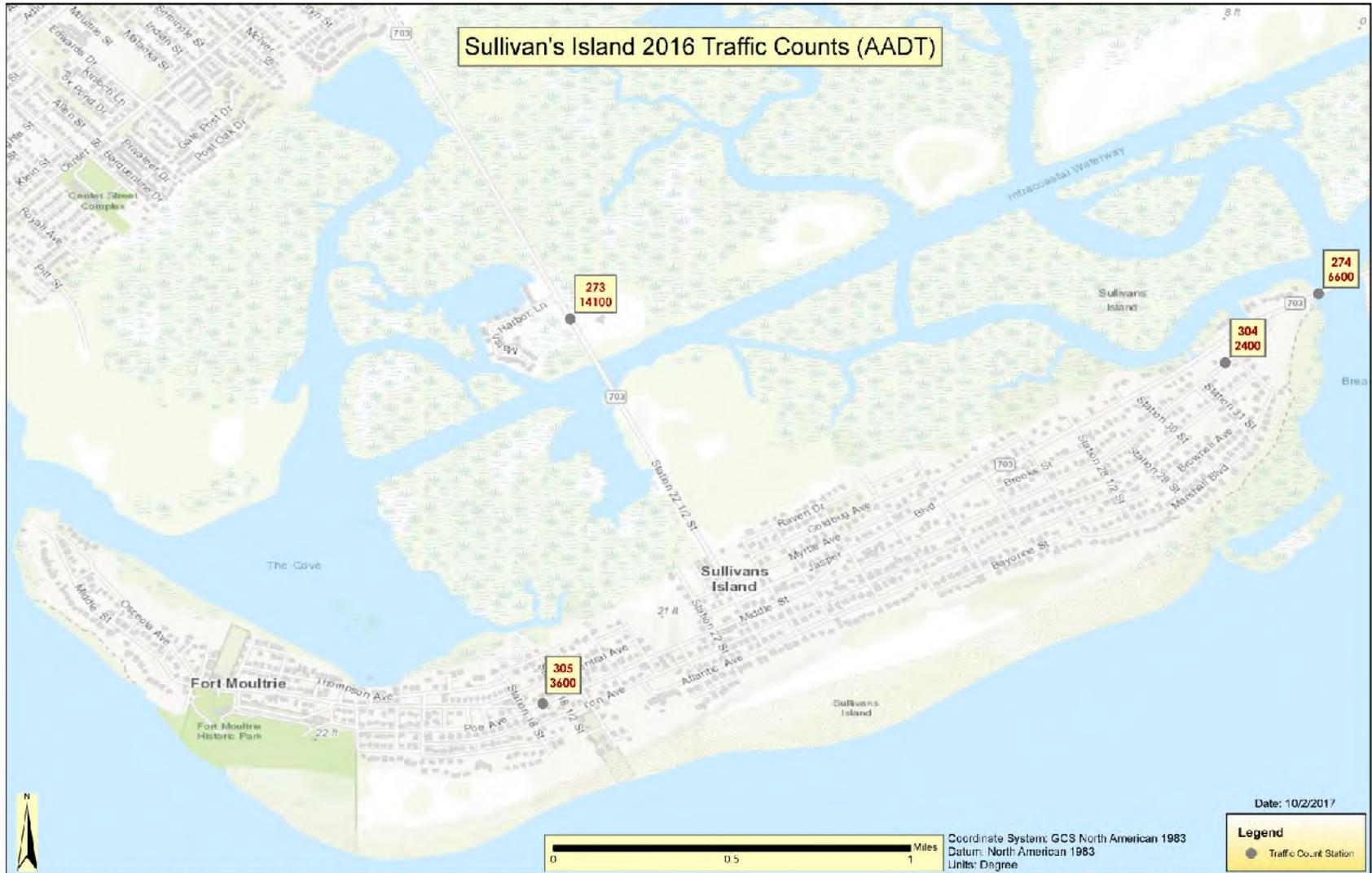
IX. Transportation Element

As a barrier island, Sullivan’s Island has two ways to enter the island by land. The first way to access Sullivan’s Island is through Mt Pleasant via South Carolina Highway 703 with access across the Ben Sawyer Bridge. The second way to travel to Sullivan’s Island is through Isle of Palms across Breech Inlet. The dominant mode of transportation to access Sullivan’s Island is by the automobile. There are other alternative ways to access the island such as biking, walking, kayaking, and boat as well. However automobile traffic puts the most stress on the island when congestion is bad during either working hours or when the weather permits heavy use of the abundant natural beaches on the shoreline.

Average Daily Traffic Volumes

As a coastal community, Sullivan’s Island experiences higher traffic volumes in the summer months. Seasonal traffic volumes are no longer maintained so the next best thing to monitor is Average Annual Daily Traffic (AADT). Sullivan’s Island has four traffic counters which are depicted on the chart (below) and the map on the following page.

Average Annual Daily Traffic Counts											
Traffic Counter #	Location	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
273	Before Ben Sawyer Bridge (SI Side)	14,100	13,500	13,700	13,200	12,900	14,700	14,500	14,500	14,700	14,100
274	Before Breech Inlet (SI Side)	8,500	6,400	5,600	5,700	6,500	5,900	6,000	5,100	6,300	6,600
304	Middle St - East of Commercial Area	1,950	1,400	1,450	1,500	1,850	1,500	1,550	1,350	2,000	2,400
305	Middle St - Near Breech Inlet	4,100	3,400	3,100	2,900	3,400	3,100	3,200	2,800	3,100	3,600



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Data Source: ERSI, SCDOT, East Cooper Land Trust, SC DHEC

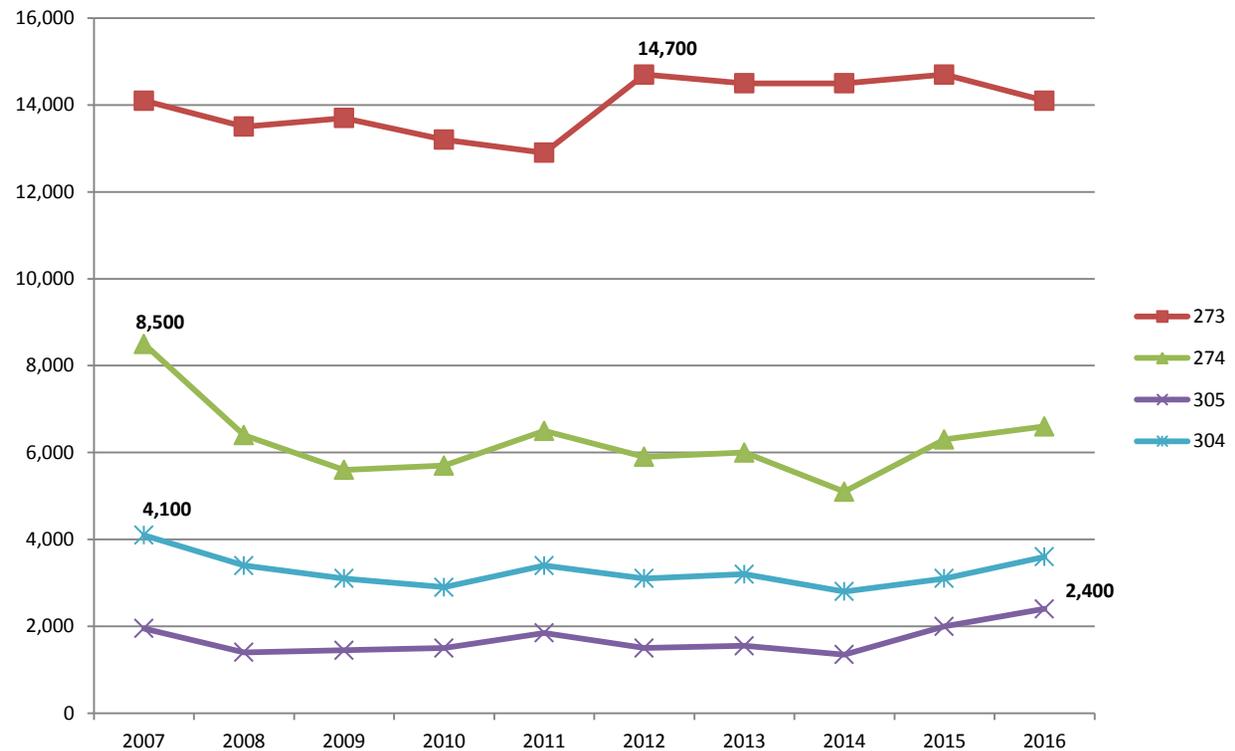
The figure below shows that AADT is fairly constant between 2007 and 2016 for the island. However, to put these counts in perspective, let's assume each person on the island over the age of 15 drives (1,733 people). Assuming they hit each traffic count location twice per day that would be a total of 3,466 trips on average. If we compare it to each location below during the peak year, then:

Traffic Counter 273
 $3,466 / 14,700 = 24\%$

Traffic Counter 274
 $3,466 / 8,500 = 41\%$

Traffic Counter 304
 $3,466 / 4,100 = 85\%$

Traffic Counter 305
 $3,466 / 2,400 = 144\%$



The only traffic counter on the island which would be over used by those residents driving would be 305. This is only a hypothetical situation though as not all residents over the age of 15 drive a car, leave the island when then do drive, or will cross over each counter twice. If they did, the island still experiences higher traffic volumes from visitors coming to the island, then the island residents themselves (unless each resident leaves the island multiple times per day which is probably more less than likely, then likely).