

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

Tuesday, December 5, 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), Hal Currey, Carl Hubbard, Manda Poletti and Tim Watterson. Staff members: Zoning Administrator Henderson and Asst. to Administrator Darrow.

Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and Committee had quorum (Charlie Cole, excused absence); special guest Ryan McClure (Berkeley-Charleston-Dorchester County of Government aka BCD-COG); and six (6) audience members present (to include Council: Mayor O’Neil, Council member Church and Howard); no media.

I. APPROVAL OF AGENDA – approved as presented

Commission reminded audience that conceptual approval of Comprehensive Plan material would occur in the regular Planning Commission meetings and the series of Steering Committee meetings would serve as workshops.

II. CORRESPONDENCE-PUBLIC FEEDBACK

Consultant McClure (BCD-COG)

1. Reviewed public feedback received to date, to include written comments and Open House survey information (**Exhibit A**).

Recurring themes from Open House include flooding and grading properties, parking, and drainage expectations. Some questions were posed by residents about affordable housing.

Commissioners asked Consultant McClure to provide web traffic data for the project website at the next meeting.

2. VISION STATEMENT

Staff (Joe Henderson) & Consultant McClure

Timeline: Incorporated in Vision Statement presentation (**Exhibit B**)

Reviewed Vision Statement presentation (**Exhibit B**)

- Establishing a vision statement is the first step in the new Plan
- Vision Statement incorporates a broad concept statement (generally 3-4 sentences) accompanied by principle statements (provide general explanation of broad concept Vision Statement).

Staff solicited Steering Committee input for the Vision Statement – what makes Sullivan’s Island special to them. Inputs include:

1. Small community atmosphere
2. Protect and preserve historic and environmental assets, particularly historic structures
3. Incorporate Island resiliency needs/opportunities regarding rising sea level trends
4. Address access to the marsh and beach areas. This could include parking availability, handicap access, regular access paths and water access for small watercraft.
5. Open spaces are important (parks, breezeways and open views)
6. Value diversity of multigenerational population
7. Sense of pride and community involvement
8. Neighborhood compatibility for new homes and/or major improvements. Encourage diversity in structure size and style instead of all new residences maximizing size of structures to use as much of the lot as possible.

Public Comments:

Susan Middaugh (2420 Raven Drive, SI)

- Commented on maximum square footage and heated square footage caps for residential structures: supports Town not granting any increases or allowances to current caps.

Committee discussed Island building trend to create big houses, usually with accessory structures, utilizing the majority of the lot. This trend creates big scale homes that seem too big and often incongruous next to smaller existing homes on a block.

Next Meeting (deliverables):

- 1. Draft Vision Statement – to discuss in January**
- 2. Population Element – to review in January and discuss in February**
- 3. Community Facilities Element- to review in January and discuss in February.**

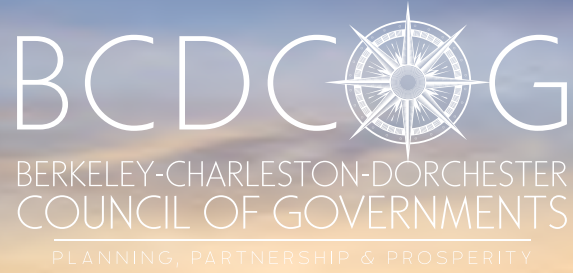
There being no further business, the meeting adjourned at approximately 6:04PM.

Respectfully submitted,

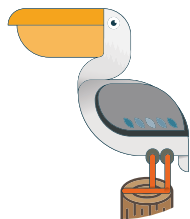
Lisa Darrow

Asst. to Administrator

Approved at the January 10, 2018 Planning Commission Meeting



SULLIVAN'S ISLAND PUBLIC PARTICIPATION PROCESS AND INPUT



PUBLIC PARTICIPATION PROCESS

Public participation is crucial to the comprehensive planning process for any jurisdiction. Public sentiment is at the heart of all good policy decisions that are made for and by the community. Documentation will be recorded for all public processes in an effort to show how public comment influences the Sullivan Island Comprehensive Plan. This document will serve as the official record for public participation. Below are a list of public meetings and events that occur throughout the planning process. Following this section will be more finite details on the public input provided by the Citizens of Sullivan's Island.

10/10/2017 – 1st Sullivan's Island Steering Committee Meeting & Planning Commission Meeting

Time: 5pm – 7pm

Both meetings were open to the public and there was much dialogue with the public regarding the Existing Conditions Document.

11/8/2017 – Comprehensive Plan Open House

Time: 5pm – 7pm

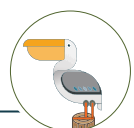
Meeting was setup as an open floor format where residents and dignitaries could intermingle and discuss at an individual station each element within the comprehensive plan.

12/5/2017 – 2nd Sullivan's Island Steering Committee Meeting & Planning Commission Meeting

Time: 5pm – 7pm

Forthcoming

This will be continuously updated.



COMPREHENSIVE PLAN STEERING COMMITTEE / PLANNING COMMITTEE MEETINGS

October 10, 2017

Plan team and staff revisit data on 2010 and 2015 housing statistics:

COG Staff & SI Staff: Questioned U.S. Census population and housing statistics – do not seem correct

- **Continue using ACS data regarding population.**

SI Staff: Supplement U.S. Census statistics with municipal staff data (housing starts and renovations, undeveloped land, buildable/undeveloped lots, etc.)

Total residential dwellings/parcels:

The below figure of 1134 likely accounts for the number of taxed parcels at the 4-6% ratio and not the total number of residential dwelling units. To get the total number of residential dwellings we used local Water and Sewer Department billing data for single-family residential REUs(residential equivalent units), added the total number of multi-family or duplex dwelling units to get a grand total of 1,054 dwellings island-wide.

1,054 = Total number of residential dwelling units

1134 = parcels

172 = Total number of authorized (legal-nonconforming) multi-family dwelling units

882= Total REUs (residential equivalent units)

- **Added to Public Information shown at Open House**

Provide context on resident population and housing:

SI Staff: Quantify percentage of primary homeowners (4% tax assessment) against second home owners (6% tax assessment)

4% assessment – 610 parcels with assessed value of \$903,000,750

6% assessment – 524 parcels with assessed value of \$564,084,000

Sum	1134	\$1,467,084,750
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**per Charleston County Tax Assessor

- **Added to Public Information shown at Open House**



SI Staff: Quantify how many households are renters and property owner/occupied

Not all properties taxed at the 6% rate are rentals since this also accounts for commercial properties, vacant parcels, and second home owners. It would be very difficult to determine what percentage of 6% properties are rentals since this distinction is not made in the County parcel data. 133 of 1,054 or 12.6% of total residential dwellings are confirmed as either short or long-term rentals.

- **Added to Public Information shown at Open House**

SI Staff: How many homes are rental properties: vacation or long-term licensed

Total confirmed rentals= 133 (12.6% of total residential dwellings)

Vacation rentals- 51

Average number of Long-term rentals- 82

ADU Special Exceptions-15 (also taxed at 6%)

- **Added to Public Information shown at Open House**

SI Staff: Average rental income reported when obtaining business licenses

- **Added to Public Information shown at Open House**

Resident asked question about building trends

- **Added to Public Information shown at Open House**

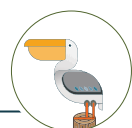
SI Staff: Accessory dwelling units as special exceptions: resident asked questions about the potential future increase in these special exceptions.

There are 15 ADU special exceptions to date. 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.

- **Added to Public Information shown at Open House**

COG Staff: Consider age trends and senior services needed for aging populations.

- **No local data – Added minimal data from ACS to Open House Information**



COG Staff: 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).

- **No local data – Added minimal data from ACS to Open House Information**

SI Staff: Transportation Element: Traffic counts provided are an annual average. Incorporate seasonal and/or peak data.

- **Added to information shown at the Open House; The data was not out of line with what the State shows for AADT.**

SI Staff: 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.

One option is to simply add the acreage of nominal acreage increase of one property to the 31.4%. Also, see the CRS Natural and Beneficial open-space map from 2015. Not sure if my calculations were correct by taking the percentage of conservation parcels by the total land acreage of 1703.44.

- **Added to Public Information shown at Open House and the issue was resolved.**

Noted for future study: 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.

See City of Charleston sea-level rise report. Mayor and PC would like to incorporate similar recommendations section into the Natural Resources Element.



PUBLIC MEETING 11/8/17

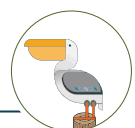
****Please note that in order to accurately portray transcriptions and the survey responses, these items have NOT been edited.***

COMMUNITY FACILITIES ELEMENT

1. 500 year plan would have been more forward thinking with accelerated flooding, potential for major surge, even earthquakes. Storm water will rapidly replace + cross over to sewer then no time require much bigger project. Integration into water use solution by islanders themselves: 1) grey water use for lawn and plants; 2) toilet – two button, low flow and shower with low volume shower head 3) could not read handwriting
2. Implement a W+S “impact” fee for new houses in keeping with IOP + Mt P
3. Improve Rate Structure with a REU-Type Basic Facilities Charge for all high lese properties
4. Plan improvement + maintenance of Public Facilities – Battery Gadsden + Island Club + Parks. Old bridge head park needs work.
5. Get Started!

NATURAL RESOURCES ELEMENT

1. Concern about the trail to the old bridge (STA9) – it has been extensively eroded needs repair.
2. The Station 16 Nature trail is great! We need more so we can further enjoy the forest.
3. Is it possible to consider a senior center in some of the historical properties?
4. Nature trail continues to flood dramatically – if more trail is considered – it should be done on higher ground which does exist in the accreted land.
5. Is it possible to apply for grants to re-nourish the beach? Perhaps special tax districts.
6. Explore protection of the Protected Land Trust area – add teeth to the penalties – plant 2 trees for every 1 tree illegally removed. The value of the protected land should be in public knowledge via regular publication, etc. No new residents – especially front beach should be without awareness of this valuable asset. Nor should they be without knowledge of their Property lines.



CULTURAL RESOURCES ELEMENT

1. Special exceptions – keep @ 1200 sq ft
2. Careful review when granting DRB increases.
3. Limit lot coverage to improve drainage on site – no “pervious” pavement that is not really pervious.
4. Limit Lot coverage – stick to the original code instead of granting so many variances
5. Attention should be paid to adverse effect of invasive species taking advantage of neglected maintenance around all battery historic structures.
6. don't grant so many variances. Have driveways permeable. Better upkeep of drainage ditches.
7. Review all properties that have taken advantage of the historical allowances to insure ordinance is properly written
8. Should there be cubic volume considerations & parameters for new construction in addition to square footage?
9. The properties – front beach – should be surveyed and the amount of protected land encroached upon should be noted. There must be more enforcement applied.

HOUSING ELEMENT

1. What provisions are being made for more affordable housing?
2. Average sq. footage
3. Average lot coverage
4. Impervious surfaces need to be addressed
5. Air B+B + illegal short term rentals need enforcement. No Air B+B in the future
6. So-called “pervious” pavement is often not really pervious!

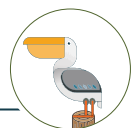
ECONOMIC DEVELOPMENT ELEMENT

1. Business District – Keep correct size + restrictions – no expansion.
2. Business District – go to parallel parking – eliminate nose-in parking for safety
3. Bus. District: keep as is. Maybe block to bicycles as its too crowded on the Business Block!
4. Look to compare Kiawah to SI



LAND USE ELEMENT

1. Provide a zoning designation for Town-owned non-residential property as in front of Poe Library + Battery Gadsden + maybe Stith Park that provides for public areas to include non-profit fund raising etc- with town permit.



SULLIVAN'S ISLAND OPEN HOUSE ONLINE SURVEY

6 Total Respondents

4 Residents

1 Part-Time Resident

1 Non-resident

POPULATION ELEMENT

Residents Responses

1. Keep SI a low-density, single family residential community. No AirBNB and take legal action to enforce increasingly flagrant violations of short-term rental and airbnb regulations. If we need to budget a line item for cost of the Town suing a few offenders as examples, then do it. Otherwise, this problem will just grow.

Part-Time Resident Responses

1. Will review other sources of % retired persons since static 20% does not match an aging population and retired new residents.

Non-Resident Response

None

HOUSING ELEMENT

Residents Responses

1. The size of homes being built today on our island are not only covering more of the ground surface than what I think should be but also changing the overall atmosphere.

2. House size has increased substantially over the past few years in spite of the limits established. Perhaps the added footage allowed by the Review Board for various reasons should be investigated.

3. I'd be appreciative if the Commission would take note of the letter I had delivered to the Plng Comm 8 Nov (**see end of section**). In it I suggested the building code be reviewed/revise to curb the building of massive houses out of proportion to the lot and incompatible with neighboring houses/neighborhood. This practice exasperated by the generous use of "variances" and "bonuses" awarded by the Design Review Board.

4. Eliminate the DRB bonuses for increases in heated enclosed space and lot coverage for homes. The result is just overbuilt new homes. This will also solve a current problem with special exceptions. At present bonuses are not allowed for the new home on lots with a historic cottage, so attached additions are



being used for an overall larger (by bonuses) single house. If no bonuses are provided for any home, this will promote leaving the historic cottage free-standing. Keep the 1200 sq ft limit on cottages seeking special exceptions and a stringent process for reducing cottage size to meet this requirement. Instead of the original estimate of 12 cottages expected to qualify, we are already up to 17 and will likely end up with 50. This is enough. Reexamine “pervious” driveways and surfaces that are currently allowed and are proliferating. To what extent are these sufficiently pervious? Over time? Are Driveways that need to be cleaned out every 3 years actually maintained? Vegetation promotes drainage in multiple ways that “pervious” pavers do not. The Protected Land Trust area (RC1) needs to be managed well to maintain its value in our current low ISO Flood rating.

Part-Time Resident Responses

1. not an issue

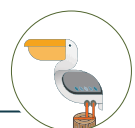
Non-Resident Response

None

LANDUSE ELEMENT

Residents Responses

1. Continue to restrict elimination of trees on property where houses are being developed or expanded.
2. House size has increased substantially over the past few years in spite of the limits established. Perhaps the added footage allowed by the Review Board for various reasons should be investigated.
3. Continue to protect historic homes and structures on the Island. The DRB should focus on this function. The DRB role in granting exceptions to new houses should be reviewed, especially the routine granting of size and lot coverage and setbacks. Nothing destroys the character of a neighborhood more than an oversized home that has been granted multiple bonuses because it is somehow “Neighborhood compatible” in design. Review demolition criteria. Review the Station ROWs to the marsh. Some of the ROWs that have been used by residents Island-wide to view the marsh have been taken over by homeowners to the point of actively blocking access. Preserve the valued green spaces on the Island. Implement the Transition Zone plan approved by Council within limitations set by DHEC and other agencies and proceed with the management plan for the Protected Land Trust area (RC1). Improve the Old Bridge protected area for better access and use by residents: improve the eroding path and with upgraded fishing access at the waterway end.



Part-Time Resident Responses

1. there are numerous areas not well maintained. This is not just aesthetic issue but problematic with loss of historic battery structures and invasive species in unmaintained prenative ditch drainage systems, roadside rapid overgrowth of "Beggar Tick" from mound at B Gadsden to numerous sites SW of Ste 22

Non-Resident Response

None

TRANSPORTATION ELEMENT

Residents Responses

1. Regarding bicycle lanes, try to maintain a consistent width when developing and maintaining the paths. Currently, bushes grow out to reduce the width along Jasper. It would be nice to have a trail along the beach area.
2. Eliminate nose-in (perpendicular) parking in the Commercial district and provide a sidewalk along the South side of Middle street in this area. Promote biking and walking on the Island. Enforce golf-cart ordinances with respect to underage drivers. SCEG continues to butcher our oaks. Handicap access to the beach should be maintained and where possible, improved.

Part-Time Resident Responses

1. Citizens need to have a Town site to collect CARTA usage data and incentives to use system

Non-Resident Response

None

ECONOMIC ELEMENT

Residents Responses

1. Keep current limits on the Commercial district.

Part-Time Resident Responses

1. not an issue

Non-Resident Response

None



COMMUNITY FACILITIES ELEMENT

Residents Responses

1. Storm water management needs improvement. Ditches and pipes need increased management. Probably surveys are needed to determine water flow across various parts of SI. We need some strategies to keep a variety of items which divert the flow.
2. I'm hopeful the new Comp Plan will take a clear and strong position relative to efficient and environmentally sound water and waste water infrastructure as a matter of priority for the Island and residents. Second, and not related: The access road and ramp at Sta 26 to a tidal creek is a gem of the community...I'd suggest treating it that way with long term commitment of attention and, when necessary, maintenance funding.
3. Proceed ASAP with the planned upgrade to the WWTP in conjunction with the I&I reductions that are needed to avoid overloading the improved plant. Businesses and other high water users should contribute more to the W&S Basic Facility Charges that provide basic funding for our Island W&S Facility. This should include substantially higher hook-up fees for new homes. Rental and second homes (6% property tax homes) should have the BFC based on the highest 3 months because the 12 month average will seriously underestimate use and W&S demand. 4% users, as full-time Island residents, can be charged based on 12 month average. Continue with efforts to improve stormwater drainage on the Island in conjunction with DOT. Consider Island clearing of ditches since this is needed and not being done by DOT.

Part-Time Resident Responses

1. Park and Mound are not maintained. Lack of improvements to other green space and failure to encourage community garden and native Plant Park as resulted in poorly designed extra parking space

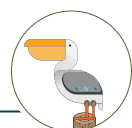
Non-Resident Response

None

CULTURAL RESOURCES ELEMENT

Residents Responses

1. Regarding protecting and preserving scenic & historical sites, the path to the old bridge crossing from Mt Pleasant (STA-9) needs attention. There has been extensive erosion on the right side of the path while walking toward the marsh. This should be evaluated before an accidental fall of 20-30 ft occurs.



2. There are some updates that may be in order at historical markers...ie. number of enslaved Africans brought ashore for "pest houses"...also, perhaps better info now exist re location of "pest houses". Not sure who does such a great job maintaining the "Battle of Sullivans Isl" site at Breech inlet...anyway its worthy of ensuring the Town's long term attention and commitment if necessary. Finally, I had always heard "poor Irish (generally workers at Fort Sumter), and paupers (white)" were also buried at the site now referred to as African American Cemetery. If true, would be worth noting if nothing more than as matter of accuracy.

3. Develop a short-term and long-term plan for improving and maintaining Battery Gadsden, the Island Club and the Mound at Stith Park. Plan improvements to the Old Bridge site to make it more user -riendly for marsh viewing, photography and fishing.

Part-Time Resident Responses

1. Parks never looked into usage of IOP Rec and it was a simple matter now handled by citizens who will continue to develop, hopefully unimpeded

Non-Resident Response

None

NATURAL RESOURCES ELEMENT

Residents Responses

1. Couldn't find a place to put this so I'm using this space. Something needs to be done about blowers used by landscape companies. Not only is the noise pollution off the charts but the air pollution is also. We live with our windows and doors open most of the year and are having to breath what is blown from one property to the one next door (hardly ever picked up) and also up into the atmosphere. Is there any hope ???

2. Continue to further reduce the mismanaged myrtle cutting which has caused the thick development in the Conservation area. As you are aware, there are ways to manage myrtle growth for protection while allowing scenic vision. Please develop methods to prevent the continual disregard by some of our citizens of vegetation management regulations in the Conservation area. A relative recent example is to the left of STA 25 while accessing the beach.

3. I think most residents would support a strong commitment of support for the maritime forest and accreted land.

4. Continue to recognize that our abundant natural resources are highly valued by our Island Community and need to be protected. Continue with the development of the Proposed Management Plan for the Town of Sullivan's



Island Protected Land (approved Draft #3A November 22, 2011). Proceed with implementing the plan for Management of Transition Zone Within the Sullivan's Island Protected Land established by Town Council February 25, 2016 Special Council Meeting.

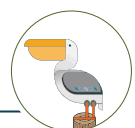
Part-Time Resident Responses

1. Ste 16 is under marketed. Jeff Jackson's overtures to NPS need to be followed up by full commitment from Town to support the opportunity to connect Ft Moultrie to the CG District

Non-Resident Response

1. More emphasis should be placed on Goal 7 of the SI Comp Plan from 2008: "The Town recognizes that Sullivan's Island is a major nesting and hatching site for migratory sea turtles and birds, and thus special protection efforts are required." If, as a town, you decide that you agree, please know that I am happy to give Audubon's recommendations as to how to achieve this goal.

****Please note that in order to accurately portray transcriptions and the survey responses, these items have NOT been edited.***



November 8, 2017

Dear Members of the Planning Commission,

Thank you for your time and efforts serving our community. I am appreciative of the important task ahead of you as you begin work on the Island's Ten Year Comprehensive Plan.

There is one area I'd like to draw to your attention that I think is of vital importance – the size and scope of newly constructed houses relative to the lot size and the neighboring houses. The current Comp Plan refers to "open spaces", "sense of space", "residential atmosphere", and, "supports a low density formula to Island building". However, the current building ordinances are not in sync in supporting this plan. In fact, they run counter to it both directly and as "unintended consequences".

There are numerous examples of newly constructed houses that are simply too big for the lot size and are hardly consistent with the atmosphere called for in the current Comp Plan. Those houses are fairly obvious....relatively new, fully elevated, running from setback to setback, "pervious materials" used for any parking areas, the scantiest of yards, excessive porches and breezeways, and often overwhelming their neighbors' homes. I doubt it is necessary, but I'd be happy to provide any member with examples that I think support my observation.

The problem is not the vision of the Comp Plan, nor does it rest with the very diligent, but very human, Design Review Board. The problem is with the building ordinances themselves...variances, several categories of "bonuses" allowing up to a 25% increase in code maximums, and subjective goals like "neighborhood compatibility" not well defined. This is on top of what I consider fairly generous building allowances as a baseline. Simply, the ordinances need review and major revision.

I am hopeful this Planning Commission will address this issue in the forthcoming Comp Plan with clear and urgent language establishing goals and objectives leading to review and revision of current residential building ordinances.

Sincerely,



John Winchester

2720 Brooks Street, Sullivans Island

COURTESY COPY!
STEVE HARLOW
% JOE HANSON





VISIONING STATEMENT

Town of Sullivan's Island
Comprehensive Plan Steering Committee
December 5, 2017

Visioning Statement

- **What is a vision statement?**

Community visioning is the process of developing consensus about what future the community wants, and then deciding what is necessary to achieve it. A vision statement captures what community members most value about their community, and the shared image of what they want their community to become. It inspires community members to work together to achieve the vision. A thoughtful vision statement is one of the elements needed to form a forward looking strategic framework that gives councils or boards the long-term-comprehensive perspective necessary to make rational and disciplined tactical/incremental decisions on community issues as they arise. Community vision statements are typically crafted through a collaborative process that involves a wide variety of community residents, stakeholders and elected officials.

Example Vision Statement

2017 – Moncks Corner

Community Vision

The following vision statement was developed based on input from the Planning Commission and other residents in the community:

In the face of inevitable change, the Town of Moncks Corner will strive to remain a place where people live and work by choice, not by chance. By preserving its history and promoting its livability, recreational opportunities, and focus on the importance of family, the Town will maintain its small town character, values, and quality of life while accommodating the residents, visitors, and businesses brought by the region's growth.

Example Guiding Principles

2017 – Moncks Corner

PLAN'S GUIDING PRINCIPLES:

The vision is broken down into six guiding principles and then into more detailed goals and policies for each element of the plan. As the comprehensive planning process was conducted, these guiding principles provided a unifying direction for the comprehensive plan and its implementation strategies. They are intended to be concise and to provide clear direction for the future of the Town of Moncks Corner.

- 1. Moncks Corner will maintain the family-oriented, small-town feel of the community that appeals to existing and future residents of all ages*
- 2. Moncks Corner will manage the development and expansion of infrastructure systems that adequately serve current and future residents*
- 3. Moncks Corner will support the development of businesses to give residents access to daily needs and provide jobs and opportunities*
- 4. Moncks Corner will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population*
- 5. Moncks Corner will maintain an exceptional level of safety and security for residents, as well as the protection and preservation of natural and cultural resources*
- 6. Moncks Corner will encourage and enhance recreational diversity and availability*

2013 Comprehensive Plan

The 2013 Comprehensive Plan attempts to recognize the long and rich history of Sullivan's Island, its tradition as a residential community, its unique nature as a barrier island, its historic buildings, and special sense of place. The most important issues identified by residents completing a questionnaire at the initial Comprehensive Plan public forum in 2008 continue to be of primary consideration during this interim planning review process.

Those issues were:

1. Maintaining the small town atmosphere
2. Preserving the open space
3. Protecting the natural environment
4. Preserving historic buildings and sites

The principal goals developed during the planning process reflect not only the citizen input, but also consensus developed among the Planning Commission membership. These goals are:

- To protect the Town's special sense of place
- To protect the single-family residential character
- To value and preserve the integrity of the island way of life
- To protect sites significant to the Town history and natural beauty including the beaches, marsh and other natural areas.

Visioning Statement

Tell us in a few words what you value most about Sullivan's Island?

Core Vision Ideals: EXAMPLE

Use the public input received from the open house to develop a short bullet list of core vision ideals. These ideals will provide a foundation to the development of future comprehensive plan goals, objectives and policies.

1. Community facilities: (provide high quality public services)

- Emergency response
- Schools and libraries
- Infrastructure (water and sewer)

2. Transportation: (Improve mobility)

- Sidewalks & Parking
- Bike & pedestrian paths
- Entrance features: sign, street trees
- Streetscape
- Commercial district improvements (parking, sidewalks, CARTA access)

3. History

- Protect properties and resources (Battery Gadsden, old bridge)
- Regulate via DRB (preservation, controlled new home construction)

4. Culture (Enhance livability)

- Encourage neighborhood scale arts, culture, entertainment
- Special events
- Farmer's markets

5. Natural Resources

- Open space
- Tree friendly
- Continue developing protected land management plan
- Key sites: improve access to marsh, beach paths, breach inlet, scenic outlooks
- Protect flora & fauna

Key topic vision statement: **EXAMPLE**

“Sullivan’s Island is a vibrant community surrounded by natural beauty and history”

“Sullivan’s Island is a community”

- ❖ That is characterized by welcoming neighborhoods and a sense of individual belonging;
- ❖ That embraces the heritage and natural beauty of the region and values its strategic location;
- ❖ That protects its culture, history, environment and natural resources;
- ❖ That is well planned and environmentally sensitive, where all citizens are safe and secure and have equal access to services and amenities, including plentiful recreational and cultural activities;
- ❖ With a unique seaside built environment, that encourages year-round, single-family residential neighborhoods and a small business district;
- ❖ That encourages active public involvement and is responsive to the needs of its citizens.”

Work Flow: December - February

Dec 1st	Dec 5 th Meeting	Jan 3rd	Jan 10 th Meeting	Feb 7th	Feb 9th	Feb 15 th Meeting
Email Open House Comments & Old Vision Statement to Steering Committee to Review	Steering Committee Meeting - Review Comments & Create Vision Statement	Email Old Goals & Objectives (Pop. & Comm. Facs.) Email Draft Vision Statement	Steering Committee Meeting - Approve Vision Statement, Discuss Old Pop& Comm Facs G+O's, Provide Draft Written Pop + Comm Facilities Sections	Email Old Goals & Objectives (Housing & Cult. Res.)	Steering Committee Provides ALL Comments for the Pop + Comm Facilities Sections back to us	Steering Committee Meeting - Approve Old Pop& Comm Facs G+O's & Written Section, Provide Draft Written Housing + Cult. Res. Sections