

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

Thursday, February 15, 2018

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)– arrived at 6:29PM, Charlie Cole, Hal Currey, Manda Poletti and Tim Watterson. Staff members: Zoning Administrator Henderson, Asst. to Administrator Darrow, Building Official Robinson, Water/Sewer Manager Gress and Police Chief Griffin.

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 except Vice Chair Cook (advised she would arrive late) and Carl Hubbard (excused absence); special guest Ryan McClure (Berkeley-Charleston-Dorchester County of Government aka BCD-COG); and three (3) audience members present (to include Councilmember Rita Langley and Chauncey Clark); no media.

I. APPROVAL OF AGENDA – approved as presented

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

II. CORRESPONDENCE-PUBLIC FEEDBACK

Consultant McClure (BCD-COG) – Reported no specific correspondence received; provided overview of feedback from surveys (oral report).

III. ITEMS FOR REVIEW AND APPROVAL

1. Community Facilities: Comment on 2013 Community Facilities Element goals and objectives

Staff (Zoning Administrator Henderson) & Consultant McClure

Zoning Administrator Henderson presented to Committee the Staff overview/report regarding Community Facilities Element/Needs & Goals (**Exhibit A**).

Thereafter Committee reviewed, discussed and modified language on the draft Community Facilities Element/Needs & Goals (**Exhibit B**).

Commissioner Questions/Comments:

Q. Construction Appeal Board – please clarify role

A. Building Official Robinson: this Board is a subset of the Design Review Board providing for appeal relief of Building Official decisions. The Board has not had a reason to convene since it has been established.

Committee discussed vision of “protecting the character of neighborhoods” as it related to community facilities. Zoning Administrator Henderson noted the new Town Hall/Police Station building at 2056 Middle Street (opened October 2016) is an example of new construction of a public building designed to be sensitive to the “neighborhood character” and “vernacular style” of the structures around the new construction.

Public Questions/Comments:

Adaptive Re-use of Historic Structures for Public/Community Use

Councilmember Chauncey Clark (2119 Pettigrew, SI) inquired about adaptive reuse of historic structures with a focus on public use.

Councilmember Rita Langley (1618 Middle, SI) commented on modification of historic buildings for handicap/ADA access for public spaces, submitting this would be possible while retaining the historic integrity/appearance of a building.

Water/Sewer Utilities

Water/Sewer Manager Gress provided information on the following:

- Background of water/sewer rate studies and rate structures:
 - 2009 study establishing current rate structure;
 - 2012/2013 additional rate structure study (meter size vs. residential equivalent units or REU's) with Council deciding against conversion to REU format (common format for other municipalities)

Water/Sewer Manager Gress and Zoning Administrator commented on the department's capital improvement project (CIP) plan (REU structure in not incorporated in this).

Q. Clarification sought regarding Capital Improvement Project (CIP) plans and whether/how they should be included in Comprehensive Plan Needs & Goals.

A. Consultant McClure advised that Comprehensive Plans (long-range vision plans) usually keep funding of projects vague and do not itemize plans like a CIP. A CIP is a stand-alone financial document with budgetary and finance projects. The Town's CIP Plan is typically developed by the Finance Director/Finance Department (not a Planning Department study/document).

Public Safety

Police Chief Griffin provided information on the following:

- Certifications and training: department follows mandatory guidelines for required certifications and trainings and encourages as much training as the budget allows.
- Public Parking: reviewed enforcement efforts for parking violations

Other items discussed:

Emergency Preparedness/Response and potential new public works building on municipal campus behind the Fire Station (2050 Middle Street).

2. **Population**: Comment on 2013 Population Element goals and objectives

Staff (Zoning Administrator Henderson) & Consultant McClure

Consultant McClure presented to Committee the Staff overview/report regarding Population Element/Needs & Goals (**Exhibit C**).

Thereafter Committee reviewed, discussed and modified language on the draft Population Element/Needs & Goals (**Exhibit D**).

Q. Reference to low-density residential development has been removed from last Plan, please clarify.

A. Consultant McClure: this language is moving to Land Use and Housing Elements.

Committee Modifications

Following Committee discussion, Committee made the following recommendation/motion:

MOTION: Mr. Currey moved to refer to Planning Commission potential modifications of the Community Facilities Element/Needs & Goals and Population Element Needs & Goals as outlined below:

Community Facilities Element/Needs & Goals (Exhibit B)

1. **CHANGE: CF1.1 – change timeframe from Short-Term to Ongoing**
2. **ADD: CF1.3 – Explore adaptive reuse of historic military era buildings for the operation of Town facilities**
3. **REMOVE: CF3.4**
4. **REMOVE: CF4.3**
5. **ADD: CF5.3 – add language**
6. **CHANGE: CF7.3 – strike word “maintain” and replace with “keep”**
7. **CHANGE: CF 7.4 – strike word “maintain” and replace with “keep”**
8. **ADD: CF7.5 – language regarding Town facilitating SCE&G underground wiring initiatives/projects where feasible**
9. **ADD: CF8 Goal – regarding Emergency Preparedness and Services (include information from the 2013 Plan update)**

Population Element/Needs & Goals (Exhibit D) as outlined in Staff powerpoint presentation (Exhibit C).

Seconded by Ms. Poletti. MOTION UNANIMOUSLY PASSED.

Notes for future Elements/Needs & Goals:

- 1. Transportation Element: Address parking time limitations for on-street parking in the Commercial District**
- 2. Cultural Resources: Mention the “old trolley bridge” as a potential goal**

IV. NEXT MEETING: March 14, 2018

Committee to revisit and potentially move to Planning Commission:

1. Population Element/Needs & Goals
2. Community Facilities Element/Needs & Goals

Committee to receive from Staff for March 2018 meeting discussion (deliverables):

1. Housing Element/Needs & Goals
2. Cultural Resources Element/Needs & Goals

There being no further business, the meeting adjourned at approximately 6:55PM.

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the March 14, 2018 Planning Commission Meeting



COMMUNITY FACILITIES

Town of Sullivan's Island
Comprehensive Plan Steering Committee
February 15, 2018

<https://bcdcog.com/2018-comprehensive-plan/>

Language & Format Changes:

- General updating of language: Data, personnel, projects
- Form of government, added section
- Town Government Departments, updated personnel
- Boards and commissions, added section
- Parks and recreation- added from *Cultural Resources Element*
- Stormwater management- added section
- Emergency operations and medical services
- Design (entire document)
 - Text
 - Graphics
 - Pictures and maps

Major Goals Achieved

Town Administration

- Construction of Town Hall
- New website, Permitting & Licensing software

Public Safety

- Fire protection Class 1 ISO rating
- New fire truck and other equipment
- Police updated equipment (cameras, tasers, training, vehicles)

Emergency services

- Nixle, Charleston County Emergency Alert Notification
- Air ambulatory service for entire island

Stormwater

- New regulation for stormwater plans for any Island development
- Pursuing FEMA grants for improvements and island-wide study

Parks and Recreation

- Poe Park- 2016 Renovation and new playground
- Stith Park-Mound grading and bamboo containment

Goals: Not Achieved

Utilities

- Underground wiring
- Island-wide Wi-Fi

Water and Sewer

- Wastewater treatment facility (in planning stages)
- Shallow and deep wells for emergency purposes
- Revised rate structure
- GIS enabled meter reading technology

****Aspirational and ongoing goals- carry over**

Community Facilities Goals and Strategies

As the Town anticipates population growth, so will expectations for the maintenance and expansion of existing community facilities. The Town is committed to managing the development and expansion of its infrastructure to serve current and future residents, including available and diverse recreation facilities. It is also committed to providing an exceptional level of safety and security for its residents. As such, the Town has adopted the following goal, policies and strategies:

Community Facilities Goals and Strategies			
<i>Town Administration Goal 1: Maintain essential Town government facilities and other community assets to meet the future needs of the Island's citizenry, including Town Hall services, maintenance and expansion of public infrastructure.</i>			
	Strategies	Responsible Parties	Timeframe
	CF1.1 Identify areas for expanding recreational opportunities.	Town Administration Town Council	Short-term
	CF1.2 Consider the following when locating and improving community facilities: <ul style="list-style-type: none"> • Accessibility to all citizens and visitors • Protecting the character of neighborhoods • Preserve natural resources • Cost effectiveness of improvements (Continue to assess Town-owned property as needed) 	Town Administration Town Council	Ongoing
<i>Town Government Services Goal 2: Maintain a fully staffed, capable and professional workforce with primary objective of keeping citizens as informed and as engaged as possible.</i>			
	Strategies	Responsible Parties	Timeframe
	CF2.1 Continue to provide adequate staff support to all boards, commissions and committees.	Building Department Town Administration Town Council	Ongoing

CF2.2 Implement new Town website. Periodically assess new website and mobile application technology to keep citizens as informed as possible. Ensure emergency alerts correspond with the Town's website and written notices.

Town Administration

Ongoing

Water and Sewer Utilities Goal 3: Maintain and improve the existing water distribution and wastewater collection systems.

Strategies

Responsible Parties

Timeframe

CF3.1 Continue pursuing the various goals of the Water and Sewer Capital Improvement Program. The program is periodically reviewed and updated through the oversight of the Council Committee for Water and Sewer.

Water and Sewer Dept.
 Town Council (W&S
 Committee)

Ongoing

CF3.2 Continue pursuing replacement of critical facilities at the wastewater treatment plant.

Water and Sewer Dept.
 Town Council (W&S
 Committee)

Ongoing

CF3.3 Continue pursuing repair of wastewater collection system to avoid I&I.

Water and Sewer Dept.
 Town Council (W&S
 Committee)

Ongoing

CF3.4 Maintain deep wells to serve as an effective back-up emergency water supply in the event of disruptions of Charleston Water services to the Island due to weather events and treatment failure.

Planning Commission
 Town Council

Mid-term

Water and Sewer Utilities Goal 4: Explore methods to educate citizens on water usage and encourage conservation of water sources.

Strategies

Responsible Parties

Timeframe

CF4.1 The Town should evaluate use of advanced meter reading technologies to enhance consumer access to water usage information.

Water and Sewer Dept.
 Town Council (W&S
 Committee)

Short-term

CF4.2 Explore rate structures that reflect water infrastructure and foster conservation.

Water and Sewer Dept.
 Town Council (W&S
 Committee)

Short-term

CF4.3 Establish an advisory committee to Council, comprised of residents, whose role is to identify challenges and opportunities regarding rate changes with primary focus on maintaining sufficient funding to meet needs of Town's water/wastewater infrastructure.

Water and Sewer Dept.
Town Council (W&S
Committee)

Ongoing

Public Safety Goal 5: Maintain an excellent track record in Police and Fire protection. Ensure that all personnel are trained and equipment needs are met according to state and federal guidelines and regulations.

Strategies

Responsible Parties

Timeframe

CF5.1 Ensure appropriate staffing levels are maintained and that all staff, volunteers and reserve officers are adequately trained.

Police and Fire Dept.
Administration
Town Council

Ongoing

CF5.2 Ensure all equipment and supplies are appropriate and up to date and evaluated on an annual basis. Reconstruction of Fire Station

Police and Fire Dept.
Administration
Town Council

Ongoing

CF5.3 Continue to explore innovative approaches to shared services through intergovernmental agreements and pursue service excellence through technological advances.

Police and Fire Dept.
Administration
Town Council

Ongoing

Public Works Goal 6: Continue providing maintenance services island-wide.

Strategies

Responsible Parties

Timeframe

CF6.1 Construct a new public works building

Administration
Town Council

Short-term

Other Facilities and Assets Goal 7: Continue to support other governmental and private entities providing community facilities.

Strategies

Responsible Parties

Timeframe

CF7.1 Continue regularly scheduled solid waste collection service to ensure a visually attractive for living environment for residents and visitors.

Administration
Town Council

Ongoing

CF7.2 Continue support for Sullivan's Island Elementary School.

Administration
Town Council

Ongoing

CF7.3 Continue to support and maintain operation of Poe Library.

Administration
Town Council

Ongoing

CF7.4 Continue to support and maintain a U.S. Post Office on Sullivan's Island

Administration
Town Council

Ongoing

Comments:

November 2017 (open house):

- Improve Rate Structure with a REU (residential equivalent unit-type basic facilities charge for all high lease properties
- Consider W&S “impact” fee for new houses in keeping with MT. P and IOP.
- Plan improvement + maintenance of Public Facilities – Battery Gadsden + Island Club + Parks. Old bridge head park needs work.
- Get Started!

Comments:

Steering Committee:

- Note SI Park Foundation's role as maintaining and replacing park equipment, resurfacing courts.
- Note Battery Gadsden group hosts cultural events
- SI elementary school includes enrollment from IOP
- Update ADA beach access points
 - How do you get a beach wheel chair?
 - Describe the process.
- Parking in the business district. Some cars park all day
- Correct multiple misspellings and punctuation

Timeline

January

- Vision Statement and Guiding Principals
- Presentation of OLD Goals & Objectives (Pop. and Comm. Facilities)

February (approve Vision Statement)

- **Population**
- **Community Facilities**

- Presentation of OLD Goals & Objectives (for Housing and Cultural Res.)

March (approve previous month elements w/goals and objectives)

- **Housing**
- **Cultural Resources**

- Presentation of OLD Goals & Objectives (for Economic and Trans)

April (approve previous month elements w/goals and objectives)

- **Economic**
- **Transportation**

• Presentation of OLD Goals & Objectives (for Land Use and Natural Resources)

May (approve previous month elements w/goals and objectives)

- **Land Use**
- **Natural Resources**

• Presentation of OLD Goals & Objectives (for Priority Investment)

June (approve Priority Investment & Goals & Objectives)“

- **Priority Investments**

Meeting Presentation Sequence:

- I. Review Changes for Community Facilities
 - Review Changes in New Goals & Objectives
 - Preliminary Approval

- II. Review Changes for Population
 - Review Changes in New Goals & Objectives
 - Preliminary Approval

- III. Discussion on highlights from New Housing & New Cultural Resources

- IV. Public Input

- V. Discussion on highlights from X. Public Input

- Adjourn

Cultural Resources

Cultural resources can be broadly defined as the sites, structures and features within a community that have been given significant meaning or social value.

History

- Native American Settlement
- European Settlement and Revolutionary War
- Pest Houses or Lazarettos
- Incorporation
- Civil War to Reconstruction
- Town Incorporation

Historic Sites and National Monuments

- Fort Moultrie National Monument
- Sullivan's Island Light House and U.S. Coast Guard District
- Postbellum and Endicott Period Fortifications

Historic Districts

- Moultrieville Historic Districts
- The Sullivan's Island Local Historic District
- Fort Moultrie Quartermaster and Support NRHD
- The Sullivan's Island NRHD
- Atlanticville Historic Districts

Other Island Cultural Resources

- Commercial Area
- Residential Areas
- Natural and Scenic Areas
- Religious Sites
- Entertainment and Community Activities

How we function...

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How we function...

Introduction

The Community Facilities element describes the activities and services that support the overall quality of life on Sullivan's Island. This chapter will summarize the function of Town government, including emergency services, public works and water and sewer infrastructure. Other community assets such as libraries, parks and educational facilities will be incorporated as well. Evaluating the current state of Town facilities and public infrastructure is critical in addressing existing needs for services and how those services will be provided to meet future needs.



Town Government and Departments

Town Council

Town Council serves as the governing body for the Town of Sullivan's Island. Operating under the council-administrator form of government, the Town's system of governance combines the political leadership of an elected mayor and council members with the managerial experience of a professionally trained administrator to oversee the day-to-day delivery of public services. The Council is a seven-member elected body, including a voting mayor.¹ Each council member serves a staggered four-year term with regularly held meetings at the Town Hall, located at 2056 Middle Street.



Town Administration

The Town's municipal complex is located in the center of the Island and serves as the epicenter of Town government operations. The campus includes the newly constructed Town Hall, Fire Station, Water and Sewer facilities, and Stith Park.

Town Hall is the newest addition to the municipal campus, which held its ribbon cutting in the fall of 2016. Town Hall is a 10,000-square foot, state of the art construction housing a majority of the Town administrative departments, Police

¹ Municipal Association of South Carolina, 2014
Sullivan's Island Comprehensive Plan 2018

Department, municipal court functions, and serves as the meeting venue for all regularly held community boards and commissions.

The Town Administrator serves as the chief executive officer for all Town business, and works to implement the various policies and decisions adopted by Town Council. The Administration Department includes the Town Administrator, Deputy Administrator/ Comptroller, Assistant to the Town Administrator/ Personnel Administrator, Town Clerk, Accounting Clerk and Town attorney.

With the expansion of Town facilities in recent years, several administrative positions have been added to the Town's staff. A front counter receptionist position was created upon the opening of Town Hall to assist the public with daily Town services.

Building and Zoning Department

The Building and Zoning Department is located in Town Hall and is comprised of a Building Inspector, Zoning Administrator and one permitting and licensing specialist who manage all planning and development related services.

The department's primary responsibilities are handling the day-to-day building and permitting activities such as issuing building permits, business licenses, performing plan review, and performing zoning and building code enforcement.

Additionally, the Building and Zoning Department is responsible for all long-range planning activities.

Long-range planning activities include writing zoning text amendments, policy creation, implementation of special projects, and management of long-range planning studies such as the Comprehensive Plan, Beachfront Management Plan, Island-wide Parking Plan and assisting Town Council with the crafting of other policies. The Department also staffs all standing Boards and Commissions:

- o Board of Zoning Appeals: Appeals of staff decisions, considers dimensional variances
- o Design Review Board: Historic preservation board, design reviews for new construction and renovations (within commercial and residential districts)
- o Planning Commission: Writing and updating the Town's Comprehensive Plan, writing text amendments, approving subdivisions and rezoning
- o Tree Commission: Handles review of large specimen removals, tree related policy, special projects with Tree Funds



- o Construction Appeals Board: Appeals of staff decisions related to Building Permits, Building Code interpretations.

Court Services

The Sullivan's Island Municipal Court system is comprised of a Town Council appointed municipal judge, one part-time substitute judge and is staffed by the Clerk of Court. The Town retains the services of a part time prosecuting attorney for professional legal assistance with various court proceedings. Court is held in Town Hall on the first and second Tuesday of the month.

Water and Sewer Utilities

Drinking water supply and wastewater treatment are managed under the Town's Water and Sewer Department. The Department consists of six (6) full-time employees, including one departmental manager and one full time billing clerk who operates from Town Hall. There are five licensed water and sewer operators holding South Carolina Department of Health and Environmental Control (DHEC) certifications in the area of water treatment, water distribution and wastewater treatment. All employee certifications are maintained through continuing education, training and meet the facility's state permitting requirements.

Water Supply

Since the Town's inception, shallow and deep-water wells served as the primary water supply to Island inhabitants. However, following Hurricane Hugo in 1989, and the widespread water quality problems in the early 1990's, the Town initiated a \$1.9 million-dollar contract to begin purchasing water from Charleston Water System (CWS), the primary water distribution agency for the greater Charleston area. Charleston Water System currently supplies Sullivan's Island and the Isle of Palms by way of a 24-inch water line that runs under the Charleston Harbor and is accessed from the western tip of Sullivan's Island. This water main runs along the Middle Street right-of-way for the length of the Island.

The water discoloration problems experienced in the late 1990's and into the early 2000's led to a long-term phased program for replacing the Island's 80,000 linear feet of water distribution system at a cost estimated to be more than \$7 million dollars. The first phase of the water line replacement program was completed by hired contractors in 2004, which accounted for nearly half the system. The remaining portion of the initial 20-year program is being completed "in-house" by the Town's Water and Sewer Department. To date, the Department has completed the replacement of 18,000 feet of pipe, 30 valves and 15 hydrants. Taking these steps have successfully mitigated the discolored water issue along with the long overdue need to begin the replacement of aged and failing water pipes. These efforts have increased fire flow to all hydrants island-wide resulting in better

insurance rates for homeowners and increased public safety. In recent years the Department has approved a new 32-year water line replacement plan. The map to the right shows the Department's five-year focus area, as of 2017.

The Town's current contract with the Charleston Water System provides a limit of 750,000 gallons of water per day for Sullivan's Island use. However, the Island maintains an emergency water agreement with the Isle of Palms water treatment facility in the event of a CSW failure from the Charleston Harbor pipeline. Additionally, the Town maintains two deep wells for water pressure in the event of an emergency.



Residents' water usage data is maintained by a touch read computerized meter reading system that allows meters to be read easily and downloaded for automatic billing. The Town uses a progressive rate structure, meaning that the unit cost of water increases as more water is used. Current water and sewer rates and fees are passed by Council via resolution. Water testing is accomplished on a regular basis in accordance with DHEC standards. Annually, a report is mailed to all users summarizing the water tests and results in compliance with regulations.

Wastewater

The Town owns and operates a wastewater treatment facility and its associated gravity collection system. This collection system consists of nearly 80,000 linear feet of gravity collection mains, 25,000 feet of service lateral lines, over 325 manholes and six pump stations. In 1968, construction was completed on the wastewater treatment facility that is still in operation today. Currently, the plant has a capacity of 0.57 million gallons per day (MGD) and a daily average flow of 0.58 MGD, which meets current DHEC operating and discharge standards. The plant is located on Gull Drive with a permitted effluent discharge point into the Intercoastal Waterway (ICWW) via an unnamed creek.

Although a plant upgrade was made in 2003, the main oxidation ditch and its associated structures have deteriorated over the years, resulting in an antiquated tank which is at a high risk of failure. Town Council has long recognized the realities of repairing and replacing this critical yet vulnerable community facility.

In 1996, the Town committed resources to performing a three-phase Wastewater Treatment Plant (WWTP) upgrade project and even considered pumping

wastewater off Island to be treated, which was ultimately deemed to be cost prohibitive. The Town then passed a local referendum that supported the Town remaining an independent WWTP operator. In 2017 the Town approved a plan for the reconstruction of a new oxidation ditch and associated structures that will comply with all state and federal regulatory standards.

Perhaps the most significant concern for the Town's wastewater system relates to the occurrence of Inflow and Infiltration (I&I). I&I occurs when groundwater and stormwater enter the sanitary sewer system through a variety of ways. Inflow refers to water that enters the sewer collection system through improper connections, such as downspouts and groundwater sump pumps and infiltration is ground water that enters the system through damaged or leaking pipes. (www.rdn.bc.ca) In 2015 the Town began the first phase of a \$3 million dollar I&I reduction program, resulting in a 36% reduction of I&I. This process included the grouting of 13,000 feet of the existing system. The second phase of the project will be completed as part of the 2017-2021 Water and Sewer Capital Improvement Program and will utilize both in-house and contracted services.



Potential I & I sources (www.rdn.bc.ca)

Water and Sewer Planning Reports & Projects

The following list of projects and planning reports have been developed by various consultants and the Town's Water & Sewer Manager as part of the *2017-2021 Water and Sewer Capital Improvement Program*. This program considers the current, and projected water and wastewater needs for the Town.

- Water Distribution Replacement Program- Continuation of 2004 study to replace remaining 22,000 linear feet of unlined cast iron pipe, valves, hydrants.
- Wastewater Treatment Facility Replacement- 2017 Town Council approved plan to reconstruct existing oxidation ditch, treatment plant headworks, treatment plant generator, drying beds, and other associated accessory structures.
- Pump Station improvements- Retrofit all six pump stations to submersible pumps which will make them flood proof.
- Poe Avenue Sewer Replacement- Relocate 1,400 linear feet of 8-inch pipe and install five new manholes in Poe Avenue right-of-way.
- Station 17 to Citadel Sewer Replacement- Relocate 382 linear feet of 8-inch pipe and install two new manholes in Middle Street right-of-way.
- Inflow and Infiltration (I&I) Rehabilitation Project- Phase II will address the remaining sewer collection system subsections via the process of

chemical grouting and *cured in place point repair* (CIPPR) and cured in place liners (CIPPL).

- Phase I- Completed. Two of the most damaged sections of I&I areas \$1.6 million.
- Phase II- Replace remaining subsections \$4.5 million estimated.

Public Safety & Emergency Services

Public Safety Services are offered through the Police and Fire Departments. The Police Department maintains animal control, fleet management, beach patrol services and parking enforcement. The Fire Department includes full time fire fighters on permanent rotating shifts and public works personnel who handle Island-wide maintenance activities. The Department also maintains large volunteer fire fighting force of over 50 individuals.

Police Department

The increasing popularity of Sullivan's Island's beaches can be attributed to both the explosive population growth of the Charleston region and the area's limited access to public beaches. What was once a seasonal increase of beachgoers has now become a year-round presence of visitors to the Island's restaurant district, its beaches and other cultural tourist attractions such as Fort Moultrie. The year-round impact of traffic congestion and other law enforcement activities has subsequently led to a need for both seasonal beach security and parking enforcement personnel as well as regular patrol officers. In the fall of 2016, a public parking plan was implemented by the Town which increased the Department's need for additional technical equipment, patrol vehicles, and all-terrain vehicles.

Currently, the department is comprised of ten (10) full-time uniformed officers, one (1) full-time animal control officer and two (2) part-time seasonal beach services officers. The uniformed officers consist of a Police Chief, an Assistant Chief, Capitan, four (4) Sergeants, one (1) Corporal and three (2) Patrol Officers, typically working 12-hour shifts. The Department occasionally uses reserve officers and constables during the peak of tourist season.

The department has also attempted to keep abreast of technological advancements in the field of law enforcement through the acquisition of updated Police vehicles adapted with Geographic Information Systems (GIS) guided laptop

Table 2.1
Police Department's anticipated Needs (10-year horizon)
Personnel Needs
One new full-time officer (Part time investigative/part school resource officer)
Four seasonal officers (two beach patrol officers, two parking enforcement officers)
Equipment Needs
Two new Kubotas (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

computers and updated radio equipment. Body cameras, tasers and body armor, now considered standard issue local government law enforcement, will now require ongoing maintenance and regular replacement. Table 2.2 identifies the various projects and capital improvements for the Police Department.

Fire Department

The Fire Department holds the responsibility of providing two separate and distinct public services: 1) Fire protection and emergency first responders 2) Public works and facility maintenance.

The Sullivan's Island Fire and Rescue Department consists of eleven (11) paid full-time shift firefighters: one (1) Chief, one (1) Assistant Chief & Training Officer, two (2) Captains, three (3) Lieutenants, one (1) Engineer and three (3) Firefighters. The full-time staff is supported by 43 on-call volunteer fire fighters who are available for structure fires as well as disaster recovery from emergency weather events. The Department provides emergency first response to all areas of Sullivan's Island and provides fire protection for the Fort Sumter National Park and associated structures. Assistance is provided from the Town of Mt. Pleasant and the City of Isle of Palms by way of a consolidated 911 dispatch service operated by Charleston County. Fire hydrants are maintained regularly by the department and are available throughout the Town.

The Town's fire station is located at the corner of Station 20 ½ and Middle Street and is a cornerstone of the Town's municipal complex. The fire station was constructed during the aftermath of Hurricane Hugo with the intent of serving as the Island's Municipal Emergency Operations Center (MEOC) in the event of an emergency storm event. The building is an elevated, steel-frame construction and is powered by two generators.

The facility is fully equipped with phone and fiber optic connections to serve as an emergency support facility to Town Hall with the capacity and space to house all emergency response operations. Currently, the building houses the Town's Fire and Rescue and Public Works Departments.

In 2016, the Fire Department received the highest possible protection rating of a Class 1, which is determined by the Insurance Service Office (ISO). The ISO is a nationally recognized entity that evaluates a community's firefighting preparedness on a scale of 1 to 10, with Class 1 being the highest possible rating.

Table 2.2
Fire Department's anticipated needs (10-year horizon)
Fire Department Needs
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
Maintain watercraft
Maintain boat landing- emergency water response
Maintain adequate firefighter staff
Maintain volunteer staff and training facilities
Public Works Needs
Four new lawn mowers (\$10,000-\$12,000 apiece)
Replace Kubotas (all-terrain vehicles for beach maintenance and enforcement)
Replace tractors
Construct new public works building
Continue vehicle replacement program

Many rural areas and small towns in Charleston County maintain a relatively low rating of Class 9 due to response times and general level of service. The Sullivan's Island Fire and Rescue Department has received the Class 1 by continually updating its firefighting equipment, water supply and distribution, maintaining trained personnel and through a dedication to timely responses during emergency events.

Additionally, the fire department maintains a boat landing at Station 9 and Osceola Avenue. Membership is sold to Town residents and non-residents, with residents' fees being less than half of what non-residents pay. The fire department also operates and maintains a training center at Battery Thomson, which is also used by Mt. Pleasant and the Isle of Palms Fire Departments.

Table 2.2 lists the various departmental needs within a 10-year planning horizon. Being a coastal community, the Sullivan's Island Fire and Rescue Department is not only charged with fire protection, but also water rescue. An offshore fire rescue boat was purchased in 2014

Public Works (Maintenance Department)

The Public Works Division is managed by the Fire Department's leadership and is charged with assisting with the regular maintenance of public parks and rights-of-way. The staff consists of one (1) full time supervisor and three (3) full time maintenance workers. Seasonal part-time employees are retained as needed.

With increased building and development in the past 10 years there has been an increased citizen demand for park maintenance, recreational courts and availability of open spaces for special events. This increased demand in facilities and services has led to more frequent use of Public Works equipment by departmental staff with an increased demand on maintenance staff. The Public Works Division currently lacks a permanent facility for storage of maintenance equipment and operation of personnel. A new facility will be needed in the coming years.

Emergency Operations Center

As a barrier island Sullivan's Island shares a unique set of challenges when beset with emergency storm events. It is essential that community residents and visitors understand the fact that the entire Island is located within a flood hazard area and prone to catastrophic damage and loss of life if confronted with extreme weather events. Town government must continually stress the importance its evacuation plans and the importance of heeding emergency public directives if confronted with tropical storms, hurricanes, tsunamis, floods and fires.

The primary Municipal Emergency Operations Center (MEOC) is located within Town Hall at 2056 Middle Street and is equipped with an elevated generator capable of sustaining operations in the event of a power outage. Town Hall also

maintains all phone, radio and internet communications necessary to handle the function of Town government.

Emergency services have greatly expanded for the Island in the past 10 years. In 2011 the Sullivan's Island Remote Emergency Notification System (SIRENS) was implemented and is comprised of two (2) sirens located at Station 24 and Station 15. This audio notification will activate should residents become unresponsive to telephone, mobile devices, and internet. The Town also manages an emergency alert system through "Nixle," (www.nixle.com), which allows residents to register phones and mobile devices to receive text messages and emails from the Police and Administration Departments.

Annually, the Town participates in the Charleston County Emergency Operations Plan and the Charleston County Hurricane Preparedness Guide in addition to the Town's Hurricane Plan.

Parks and Recreation Facilities

Both passive and active recreational opportunities are found throughout Sullivan's Island. Passive recreation is generally defined as an undeveloped space or environmentally sensitive area that requires minimal development. Active recreation, on the other hand, includes structured or organized recreational activities, most often associated with developed sports fields, playgrounds, marinas, theaters and skateparks. The recreational activities on Sullivan's Island can be divided into these two distinct areas of recreation.

Active Recreation Areas: Parks, Sporting Facilities

Town Hall Municipal Campus. The Town Hall municipal campus is a host to multiple recreational opportunities, listed below.

- *J. Marshall Stith Park*. Located in the heart of Town, the park includes three tennis courts (one practice court), one full basketball court, younger and older children's playground, historic bandstand (community gathering place)
- *Fishing Pier*. Located behind the water treatment facility, this small pier extends 160' into the creek and is open to the public.
- *Multipurpose Sports fields*. Used year-round for general public use, soccer, lacrosse, and other organized sports.
- *Battery Capron/Butler*. Better known as "the mound," this hill top is the highest elevation on Sullivan's Island. Battery Capron/Butler is located behind Stith Park and was originally an Endicott Period military fortification that was filled for being a danger to public safety due to its

forty-foot deep mortar pits.² Occasionally, special events are held on the grass plateau atop the mound and is well known for its “bamboo forest,” growing on the eastern face of the mound. In 2017 Town Council established a maintenance program for re-grading the hill facing Stith Park and containing the proliferation of bamboo to just the eastern face of the mound.

- *Historic Bandstand.* Located in the J. Marshall Stith Park adjacent to Town Hall at 2056 Middle Street. The U.S. Army built the bandstand in 1905 to complement the parade ground. When the U.S. Army withdrew from the Island in 1947, the bandstand was sold to a resident who used it as an apartment structure. In the mid-1980's, the structure was donated to the Town. The Town restored the structure to its original design and relocated it to J. Marshall Stith Park where it serves as a gathering place for picnics, birthday parties, musical concerts, and community activities.

Poe Park. Located on Middle Street between Artillery Drive and Citadel Street, Poe Park underwent multiple renovations in 2016-2017, including resurfacing of two tennis courts, adding new fencing, adding one basketball goal, and installing new playground equipment.

Fish fry shack. Used as a training and fundraising facility for the Sullivan's Island Volunteer Fire and Rescue organization.

Island Club. Used as a venue for various community events.

Battery Gadsden Community Facility. The Battery Gadsden Cultural Center is a local organization comprised of residents and nonresidents who host an array of community and civic events annually:

Farmers Market. Operating from April through June, the Farmers Market hosts 25-30 vendors, food trucks and live entertainment.

Poe Library. In March 1977, the Sullivan's Island Library --located in Battery Gadsden--was named The Edgar Allan Poe Library in honor of the author, who was stationed on Sullivan's Island as a U.S. Army private from 1827 and 1828. Poe used the island setting as the background for his famous story, “The Gold Bug.” Many of the Island's streets are similarly named after Poe's stories and literary themes.

Arbor Day. Sullivan's Island was awarded Tree City USA status in 2016 and has held regular Arbor Day celebrations and tree giveaway events at Battery Gadsden.

² Sondermann, Karl 2013

Thompson Park Interpretive Memorial. Small interpretive pocket park at Breach inlet on Middle Street, initially dedicated in June 2011. The Park's purpose is to commemorate historic military event that occurred at Breach Inlet during the Battle of Sullivan's Island during the American Revolution on June 28, 1776 (Carolina Day). During the Battle of Sullivan's Island, Colonel William "Danger" Thomson and his 780 forces on the bank of Breach Inlet repulsed the British Army's attack on Sullivan's Island from Ocean and land invasion from the neighboring island, which is now the Isle of Palms. This battle at Breach inlet, in concert with Colonel William Moultrie and his forces' actions inside Fort Sullivan's (now known as Fort Moultrie), defeated the British force, with its superior firepower and man power, and protected Charles Towne and its important port from British occupation at an early, critical time in the Revolutionary War. Primarily private funds developed and currently maintain the Park, but it is available to the public for free. (Data Source: Thomson Park Website, <http://thomsonpark.wordpress.com>)

Fort Moultrie Visitor's Center and Fishing Pier. Located at 1214 Middle Street, Fort Moultrie is an historic National Monument site with various recreational activities. Touring the monument is primarily self-guided through the various interpretive wayside exhibits however daily tours and programs are available depending upon the season. A fishing pier and open space with picnic shelters are open to the general public.

Passive Recreation Areas:

Old Dump Kayak Launch. The old dump is a deed restricted property located at Station 19, which now serves as an open space for general public use. Mainly serving as a wildlife viewing area and canoe and kayak access to Cove Creek, this property is held in a perpetual conservation easement through the East Cooper Land Trust. <http://eastcooperland.org/conserved-land/>

Old Trolley Bridge. The trolley bridge predates the Revolutionary War and served as Sullivan's Island's only connection to the mainland. Also held in a perpetual conservation easement through the East Cooper Land Trust the remnants of the bridge are open to the public and accessible by a short trail the opens to a scenic overlook of the Charleston Harbor, Mount Pleasant, and Cove Inlet. <http://eastcooperland.org/conserved-land/>



Trolley Bridge- Late 1800's

Town Protected Land & Beach Access Paths. There are 26 public access paths to the Island's beaches, of which there are seven ADA (accessible) and 10 emergency access enabled. Two beach wheelchairs are available at the Fire Department and may be used for beach access throughout the day.



Station 16 Nature Trail. The trailhead is located off of the Station 16 beach access. Opened in June 2015, the 650-foot nature trail offers two observation decks and benches along a partially elevated boardwalk.

Other Utilities

Electric

Electric power is provided by South Carolina Electric and Gas (SCE&G) however, natural gas is currently unavailable to Island residents. Natural gas must be purchased from private vendors. SCE&G provides tree pruning maintenance on a three-year cycle, and cable television is provided by Comcast Cable.

Phone, Cable and Internet Services

Primary cable and internet service providers are AT&T U-verse, Comcast Xfinity, Dish network, Direct TV and Verizon.

The Town has also considered the merits of establishing a municipal wireless network, which would offer broadband services to island residents. This type of system would require multiple wi-fi access points throughout the Town.

Solid Waste

Sullivan's Island contracts with a third party, privately held company to provide weekly solid waste collection. This service includes house hold trash and garbage collection via roll container, bulk waste (large furniture, appliances, carpet, mattresses, etc.) and yard waste. 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.

In 2015, Charleston County Environmental Management Department (CCEMD) began providing all-in-one (single stream) residential recycling services to the Island. This allows the convenience of placing all recycled materials into one container instead of pre-sorting. Recyclables are picked up once every two weeks by way of 55-gallon roll carts.

Emergency debris collection from major storms and extreme flooding events has long been a critically important issue for Island residents. Because the Town does not operate its own solid waste collection authority, debris collection following these events must be retained by private contractors which is often seen as an unfunded liability from a budgetary standpoint. The Town must rely on FEMA reimbursements for these expenditures and assistance from CCEMD.

SCDOT Traffic Cameras

Two traffic cameras were installed in 2017 providing live video streaming of traffic flow conditions on both the Sullivan's Island side of the Ben Sawyer Boulevard (Highway 703) and Mount Pleasant sides of the Causeway. This feed can be viewed from a smart phone or other mobile device at <http://www.511sc.org/>.

Health Care and Emergency Services

Medical Offices

There is one primary care facility on Sullivan's Island offering a wide range of family care services including pediatric, adolescent and adult medicine. Additional medical facilities are located in Mt. Pleasant, Isle of Palms, and downtown Charleston. Three major hospitals are easily accessible from the Island including East Cooper Regional Medical Center, Roper Saint Francis Hospital, and the newly opened Medical University of South Carolina (MUSC) East Cooper facility, offering a wide array of clinical and same day (outpatient) services. All facilities are located within 10 miles of Sullivan's Island, the closest being East Cooper Medical Center at a distance of 6 miles by way of the Isle of Palms connector.

Emergency Medical Services (EMS)

The Fire and Rescue Department has long provided first responder services to the Island since its founding in 1948. Initially organized as a volunteer fire department, today's firefighters are cross-trained in emergency first responder care and work 24-hour shifts. Additional emergency first responders are provided through the Charleston County 911 Consolidated dispatch service consisting of a nine (9) member intergovernmental agreement, of which Sullivan's Island, IOP and Mount Pleasant are a part.

In 2016 Town Council also initiated an agreement with Air MedCare Network (Meducare) to provide citizens and Town employees with ambulatory air service. Any insured resident of Sullivan's Island may receive paid air medical transport, if they are within Charleston County.

Educational Facilities

Schools

Charleston County School District completed construction of the new Sullivan's Island Elementary School in 2015 and maintains an annual enrollment of approximately 500 students, serving the Isle of Palms and Sullivan's Island. The school offers pre-kindergarten through fifth grade and is one of the top ranked public elementary schools in South Carolina. In 2011, Sullivan's Island Elementary earned the Palmetto Gold Award for student achievement and maintains the highest achievable rating on its School Report Card.

In the 2011-2012 school year, Sullivan's Island Elementary achieved partial magnet status, focusing on math and science, with an emphasis on the coastal environment.

Other public schools that serve Sullivan's Island include Laing and Moultrie Middle Schools for grades 6, 7 and 8, and Wando High School for grades 9, 10, 11 and 12.

Libraries

The Edgar Allan Poe/Sullivan's Island Library, located in Battery Gadsden, is a branch of the Charleston County Public Library system. The library is located at 1921 I'On Avenue in the renovated military installation dating to the Spanish-American War. The library is named for author Edgar Allan Poe, who was stationed on Sullivan's Island as a private in the United States Army in 1827 and 1828, and who used the island setting as the background for his famous story, "The Gold Bug."

The 2,000-square foot branch houses a collection of more than 6,800 materials, including fiction and non-fiction, juvenile and young adult books, periodicals, books on CD and DVDs. Library cardholders also have access to downloadable materials including e-books, audiobooks, magazines, music, and more and can request more than 250,000 additional titles from other branches. The branch

circulated 25,919 materials in FY 2017 and provides its visitors with four Internet-connected computers and free Wi-Fi. The branch also hosts hundreds of educational and entertaining programs throughout the year. In FY 2017, more than 9,000 patrons attended nearly 500 events. These included children's programs, lectures, games, writing groups, book club discussions, and crafts.

	Circulation	Programs	Program Attendance
2017	25,919	491	9,458
2016	20,037*	310	5,932*
2015	28,254	433	8,934

**Note: The decrease in circulation, number of programs and program attendance in FY 2016 is attributed to the two-month closure of the library branch, which was caused by the severe flooding in October of 2015.*

Stormwater Management

In 2007, the Town entered into an inter-governmental agreement with Charleston County to administer and enforce all Island stormwater utility regulations. These regulations are codified under Chapter 25, Sections 1-12 of the Town Code of Ordinances. In addition to serving as the regulatory authority for enforcement, billing and collecting the Town's stormwater fees, the Charleston County Stormwater Management Division is charged with conducting regular maintenance of all inlets, conduits, manholes, channels, ditches, waterways and infiltration facilities.

Although the Town does not operate its own stormwater utility, Town officials have taken great strides to lessen the impact of stormwater inundation during rain events by implementing various policy and regulatory initiatives. Many of these stormwater management initiatives are part of the larger strategy for mitigating the future effects of sea-level rise and are discussed in greater detail as part of the sea-level rise awareness section of the *Natural Resources Element*.

In response to the catastrophic flooding events of 2015 (Hurricane Juquin), the Planning Commission performed a detailed study of the effects of Island development at the neighborhood scale, and subsequently created a Zoning Ordinance regulation requiring an onsite stormwater management system for any residential or nonresidential development. This regulation can be found in Section 21-17 of the Zoning Ordinance and mandates that a plan be developed with any substantial construction project that prevents adverse impacts to adjacent or downstream properties. This plan must be developed by a professional engineer or landscape architect.

Town staff also received approval of a FEMA grant in 2017 to study the existent stormwater drainage deficiencies Island-wide. This grant authorized a Two phased approach of first, identifying the problematic areas and secondly, improving the drainage infrastructure along Station 18, one of the worst areas affected during heavy rain events.

Although stormwater conveyance and drainage systems are owned by SCDOT, Town staff and County officials continue to address problemed areas on a proactive basis by performing regular maintenance of ditches and providing jet-vac services on an as needed basis.

Community Facilities Goals and Strategies

As the Town anticipates population growth, so will expectations for the maintenance and expansion of existing community facilities. The Town is committed to managing the development and expansion of its infrastructure to serve current and future residents, including available and diverse recreation facilities. It is also committed to providing an exceptional level of safety and security for its residents. As such, the Town has adopted the following goal, policies and strategies:




Community Facilities Goals and Strategies			
<i>Town Administration Goal 1: Maintain essential Town government facilities and other community assets to meet the future needs of the Island's citizenry, including Town Hall services, maintenance and expansion of public infrastructure.</i>			
	Strategies	Responsible Parties	Timeframe
	CF1.1 Identify areas for expanding recreational opportunities.	Town Administration Town Council	Short-term
	CF1.2 Consider the following when locating and improving community facilities: <ul style="list-style-type: none"> • Accessibility to all citizens and visitors • Protecting the character of neighborhoods • Preserve natural resources • Cost effectiveness of improvements (Continue to assess Town-owned property as needed) 	Town Administration Town Council	Ongoing
<i>Town Government Services Goal 2: Maintain a fully staffed, capable and professional workforce with primary objective of keeping citizens as informed and as engaged as possible.</i>			
	Strategies	Responsible Parties	Timeframe
	CF2.1 Continue to provide adequate staff support to all boards, commissions and committees.	Building Department Town Administration Town Council	Ongoing

	CF2.2 Implement new Town website. Periodically assess new website and mobile application technology to keep citizens as informed as possible. Ensure emergency alerts correspond with the Town’s website and written notices.	Town Administration	Ongoing
<i>Water and Sewer Utilities Goal 3: Maintain and improve the existing water distribution and wastewater collection systems.</i>			
	Strategies	Responsible Parties	Timeframe
	CF3.1 Continue pursuing the various goals of the Water and Sewer Capital Improvement Program. The program is periodically reviewed and updated through the oversight of the Council Committee for Water and Sewer.	Water and Sewer Dept. Town Council (W&S Committee)	Ongoing
	CF3.2 Continue pursuing replacement of critical facilities at the wastewater treatment plant.	Water and Sewer Dept. Town Council (W&S Committee)	Ongoing
	CF3.3 Continue pursuing repair of wastewater collection system to avoid I&I.	Water and Sewer Dept. Town Council (W&S Committee)	Ongoing
	CF3.4 Maintain deep wells to serve as an effective back-up emergency water supply in the event of disruptions of Charleston Water services to the Island due to weather events and treatment failure.	Planning Commission Town Council	Mid-term
<i>Water and Sewer Utilities Goal 4: Explore methods to educate citizens on water usage and encourage conservation of water sources.</i>			
	Strategies	Responsible Parties	Timeframe
	CF4.1 The Town should evaluate use of advanced meter reading technologies to enhance consumer access to water usage information.	Water and Sewer Dept. Town Council (W&S Committee)	Short-term
	CF4.2 Explore rate structures that reflect water infrastructure and foster conservation.	Water and Sewer Dept. Town Council (W&S Committee)	Short-term

	CF4.3 Establish an advisory committee to Council, comprised of residents, whose role is to identify challenges and opportunities regarding rate changes with primary focus on maintaining sufficient funding to meet needs of Town’s water/wastewater infrastructure.	Water and Sewer Dept. Town Council (W&S Committee)	Ongoing
<i>Public Safety Goal 5: Maintain an excellent track record in Police and Fire protection. Ensure that all personnel are trained and equipment needs are met according to state and federal guidelines and regulations.</i>			
Strategies		Responsible Parties	Timeframe
CF5.1 Ensure appropriate staffing levels are maintained and that all staff, volunteers and reserve officers are adequately trained.		Police and Fire Dept. Administration Town Council	Ongoing
CF5.2 Ensure all equipment and supplies are appropriate and up to date and evaluated on an annual basis. Reconstruction of Fire Station		Police and Fire Dept. Administration Town Council	Ongoing
CF5.3 Continue to explore innovative approaches to shared services through intergovernmental agreements and pursue service excellence through technological advances.		Police and Fire Dept. Administration Town Council	Ongoing
<i>Public Works Goal 6: Continue providing maintenance services island-wide.</i>			
Strategies		Responsible Parties	Timeframe
CF6.1 Construct a new public works building		Administration Town Council	Short-term
<i>Other Facilities and Assets Goal 7: Continue to support other governmental and private entities providing community facilities.</i>			
Strategies		Responsible Parties	Timeframe
CF7.1 Continue regularly scheduled solid waste collection service to ensure a visually attractive for living environment for residents and visitors.		Administration Town Council	Ongoing
CF7.2 Continue support for Sullivan’s Island Elementary School.		Administration Town Council	Ongoing

CF7.3	Continue to support and maintain operation of Poe Library.	Administration Town Council	Ongoing
CF7.4	Continue to support and maintain a U.S. Post Office on Sullivan’s Island	Administration Town Council	Ongoing

Comprehensive Plan Implementation Table- 2016

Goal/ Project	Implementation					Responsibility	Estimated Cost & Funding Source	Actions To Date	Success Measure
	2013	2014	2015	2016	2017				
COMMUNITY FACILITIES ELEMENT (Chapter 7)									
WATER & SEWER						 NEEDS WORK	 STEPS TAKEN	 IMPLEMENTED	
Maintain and improve the existing water distribution and wastewater collection systems.			X	X		Town Council; Town Administration; Long Term	Staff time	Pipe grouting project: Phase 1- complete Phase 2- 2017 completion	Pipe grouting project: Phase 1- complete Phase 2- 2017 completion
➤						Water & Sewer Dept.	Staff time	Studies completed in 2016	Conduct study: rate structure, capital improvements, wastewater plant, cost recovery, adjacent jurisdictions/ CWS
➤						Water & Sewer Dept.	Staff time		Consider old shallow wells and other potential sources.
➤			X	X	X	Water & Sewer Dept.	Staff time	FEMA grant under review 2015-2016	Funding sources for wastewater treatment facility improvement and/or reconstruction
➤				X	X	Water & Sewer Dept.	Staff time	Town Council consideration 2016	Continue to explore rate structure
Explore methods to educate citizens on water usage and	X	X	X	X		Town Council;	Staff time	Use of GIS and meter reading technologies to enhance consumer	Use of GIS and meter reading technologies to enhance consumer

Community Facilities Element

encourage conservation of water resources						Town Administration; Long Term		access to water usage information. Conducting rate structure project.	access to water usage information. Conducting rate structure project.
➤			X	X		Town Council; Town Administration; Long Term	Staff time	Ongoing	Employ advanced meter reading technologies to inform customer access and usage information
UTILITIES									
Continue oversight of street lighting services to include provisions for turtle protection	X	X	X	X	X	Town Council; Town Administration; Long Term	Staff time	Ongoing Staff	Enforce Zoning Ordinance violations for lighting violations.
Continue maintenance and continuous upgrade of telecom		X	X	X		Town Council; Town Administration; Long Term	Staff time	Ongoing work with utility companies.	Permits issued annually to allow upgrades to cell tower equipment.
➤						Town Administration; Short Term	Staff time	No action taken	Island-wide wi-fi services
STORMWATER									
Identify and implement measures to improve stormwater management			X	X		Town Council; Town Administration; Long Term	Staff time	Working with Charleston County to maintain existing system. SCDOT hazard mitigation grant for 2016	Working with Charleston County to maintain existing system. SCDOT hazard mitigation grant for 2016
➤				X		Town Council; Town Administration;	Staff time	Require stormwater regulations for all properties when developed/ fill added	All development required to maintain stormwater management plan/ infrastructure.
➤			X	X		Town Council; Town Administration;	Staff time	Work with Charleston County and SCDOT to maintain their systems	Requested more frequent maintenance work following 2015 and 2016 storm events.



POPULATION & HOUSING ELEMENTS

Town of Sullivan's Island
Comprehensive Plan Steering Committee
February 15, 2018

Population Element

Public Input

Throughout the planning process there have been public comments provided by the citizens through emails, an open house, and online surveys. Here are some of the comments that have been used to inform the writing of the Population Element.

1. “Please limit any future development. It is a beautiful town just as it is, not every lot has to be built on with an enormous house.”
2. “Will review other sources of % retired persons since static 20% does not match an aging population and retired new residents.”
3. “Keep SI a low-density, single family residential community.”

Population Element

NOTE: Staff Report on Population Element Only (this meeting)

Review Changes Requested by Steering Committee

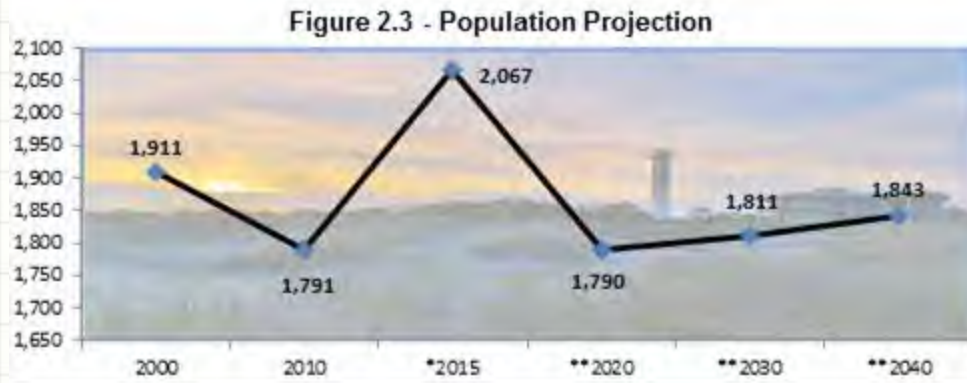
The Steering Committee has reviewed the Population Element and requested the following changes and or instigated dialogue regarding different aspects of the chapter. The following items represent the committees work on the plan.

1. Page 7 misspelled Farmer - **corrected**
2. Add other volunteer ideas in the G+O section – **Added in G+O “Promote park, bridge, and causeway clean up days.”**
3. Page 8: Having a Farmers Market has been nice. I would like to see it have more vendors with produce and more diversity. Also, have it for a longer period of time. – **Added in G+O “Promote an Island Farmers Market. Encouraging more produce vendors to participate.”**
4. Policy # 2: Have more than 1 clean-up day for the beach – **Added the policy objectives in the plural**
5. Table 2.2 – the 2000 total housing units of 1045. Does this mean there were 109 unoccupied housing units? – **removed as this will be handled in the housing section**
6. Page 4: Why the prediction for population drop in 2020 x2?

Population Element

Review Changes Requested by Steering Committee Continued

6. Page 4: Why the prediction for population drop in 2020 x2?



Population Goals and Objectives

The Town anticipates its population will remain on a very manageable growth pattern for the foreseeable future, gaining only approximately 4 people per year until 2040. As a result, the Town seeks to retain its character as a family oriented community that serves the residents with an exceptional level of resources and services. As such, it has adopted the following goals, policies and implementation strategies:

Population Goal: The Town seeks to maintain the current population growth pattern while improving quality of life among its residents.			
<i>Population Policy 1: The Town will promote and foster a sense of community.</i>			
	Objectives	Responsible Parties	Timeframe
	P1.1 Promote an Island Farmers Market. Encouraging more produce vendors to participate.	Planning Commission; Town Council; Town Staff	Short-term
	P1.2 Promote Holiday Festivals.	Planning Commission; Town Council; Town Staff	Short-term
	P1.3 Promote a yard of the month club.	Planning Commission; Town Council; Town Staff	Short-term
<i>Population Policy 2: The Town will encourage volunteerism for both residents and non-residents.</i>			
	Objectives	Responsible Parties	Timeframe
	P2.1 Promote and encourage beach (or other natural resource) cleanup days.	Planning Commission; Town Council; Staff	Short-term
	P2.2 Promote park, bridge, and causeway clean up days.	Planning Commission; Town Council; Staff	Short-term
<i>Population Policy 3: The Town will monitor population and demographic changes.</i>			
	P3.1 Record annual population and demographic Census data.	Town Staff	Short-term
<i>Population Policy 4: The Town will initiate an "Aging in Place" Chapter.</i>			
	P4.1 Initiate Chapter but then step away once it has formed.	Planning Commission; Town Council; Town Staff	Medium-term

Public Input

Throughout the planning process there have been public comments provided by the citizens through emails, an open house, and online surveys. Here are some of the comments that have been used to inform the writing of the Housing Element.

1. “What provisions are being made for more affordable housing?”
2. “Impervious surfaces need to be addressed.”
3. “Please don't allow the island to become all McMansions. There are some charming house, please try to keep some of them.”
4. “I think it important to retain the essentially single family home predominance.”
5. “We need to continue to encourage single family housing on the island, with emphasis on the retention of the historical feel of the island, while recognizing each property owner's right to utilize their property in a manner they deem appropriate for them. With the continuing development of many lots into second homes, the emphasis seems to have shifted from allowing building of new structures over renovation and preservation of old existing structures. We seem to allow movement of old structures on the lots willy nilly so that people can build new structures in front of the old ones.”

Housing Element

NOTE: Staff Report on Population Element Only (this meeting)

The Housing Element will discuss:

1. The Housing Stock (Total Housing Units, Assessed Parcels, SFR/MFR, Vacation /Long Term Rentals, ADUs, year of build).
2. Housing Tenure (owner/renter occupied).
3. Household Type (who is living on the Island and what age group).
4. Median Home Prices (\$1.21m ACS and \$1.7m Charleston Trident Association of Realtors).
5. Building permit data (2008-2016)
6. Design Review Board (role)
7. Workforce Housing

Housing Goals & Objectives

Housing Goals and Objectives

The Town strives to retain its character as a single-family oriented community that serves the residents with an exceptional level of resources and services. As such, it has adopted the following goals, policies and implementation strategies:

Housing Goal: Preserving the single-family lifestyle while promoting a diverse style of housing character on the island.			
	Objectives	Responsible Parties	Timeframe
<i>Housing Policy 1: The Town will promote and foster single family development.</i>			
	P1.1 Low Density – Maintain half-acre lot sizes and other regulations.	Planning Commission; Town Council; Town Staff	Ongoing
	P1.2 Vacation/Short Term Rentals – Regulate restrictions that address number of tenants, parking, permitted activities, licenses, etc.	Planning Commission; Town Council; Town Staff	Ongoing
	P1.3 Preserve/encourage the diversity of structure styles on the Island.	Town Council; Design Review Board	Ongoing
<i>Housing Policy 2: The Town will monitor the National Flood Insurance Program Community Rating System.</i>			
	P2.1 Monitor changes in federal policy.	Town Staff	Ongoing
	P2.2 Monitor and adjust the Flood Damage Prevention Ordinance as needed.	Town Staff	Ongoing
<i>Housing Policy 3: Examine opportunities for Workforce Housing.</i>			
	P3.1 Create a Workforce Housing Committee.	Planning Commission; Town Staff	Short-term
	P3.2 Explore opportunities with Mt. Pleasant to build workforce housing.	Planning Commission; Town Council; Town Staff	Long-term

How we grow...

Introduction

The Population Element provides an important key that unlocks an understanding of historical and projected growth on Sullivan's Island. Without understanding demographics, the Town of Sullivan's Island would not be able to create initiatives or policies that are effective for the citizenry. Knowing who the constituents are will help the Town effectively provide services and efficiently analyze issues that need to be addressed for the community.

The information for the existing Population Element was obtained through the United States Census Bureau, the Town of Sullivan's Island, and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). In 2017, the Town of Sullivan's Island consists of Census Tract 48 (Figure 2.1).

Figure 2.1

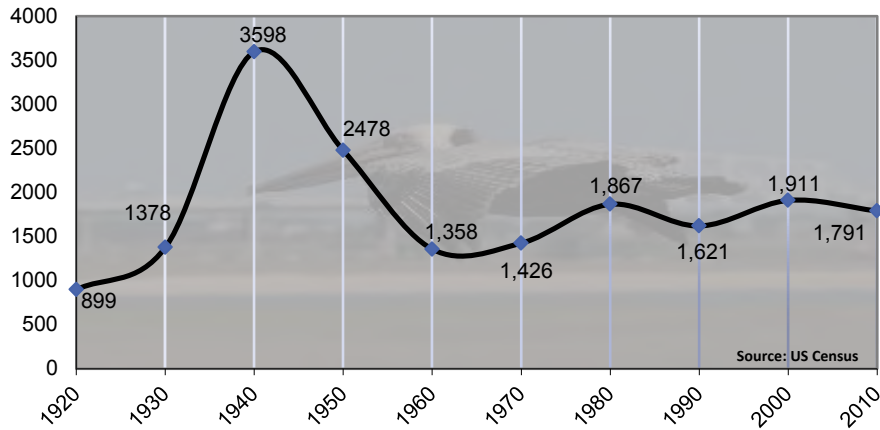


Population

History

Sullivan's Island has seen a steady population growth pattern since the 1920s barring a few generations that encompassed a war and a natural disaster (Figure 2.2). There was a population explosion in the 1940s due to the increased use of the military facilities located on Sullivan's Island during World War II. During the 1950s, the population declined as Fort Moultrie was closed and the military population was rescinded after the war. The population finally levelled off to its pre-World War II levels in the 1970s. Then, the population on the island grew steadily until 1989, when Hurricane Hugo hit the South Carolina coast and caused another sharp drop in population. After Hugo, the population returned to its previous pattern of gradual growth.

Figure 2.2 - Historical Population Trend



Projections

Figure 2.3 shows that during the 2010 Census, Sullivan's Island population dropped 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 American Community Survey (ACS) estimates. The 2015 ACS data uses a different methodology than the decennial Census, so a more conservative estimate was used by BCDCOG to project 2020, 2030, and 2040 estimates. BCDCOG provided estimates for 2020, 2030, and 2040, which are created by the region's travel demand model. The most accurate information will come when the 2020 Census is released, but for now these projections will suffice for future growth. Due to the relatively low availability of developable land, laws established to prevent subdivision, and the preference for single family oriented development, the population should stay relatively flat for the foreseeable future.

Figure 2.3 - Population Projection

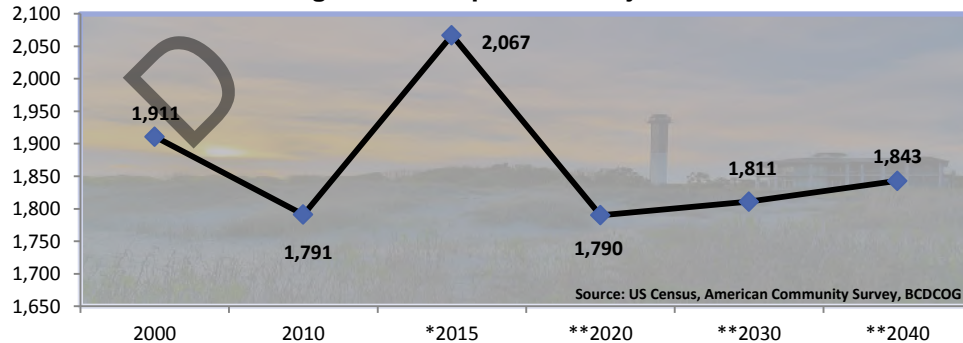


Table 2.1 shows the historical population trend for Sullivan's Island with both the 2015 ACS and BCDCOG projections for the years 2020, 2030, and 2040 in tabular format. This information illustrates the Net Population Change by whole number and percent change. Cumulatively, between 1990 and 2040, the projected growth of the population is positive by an addition of 222 citizens. This growth rate represents about a 12% increase over a 50-year period if all estimates remain on-track. This growth rate should be extremely manageable for the Town of Sullivan's Island as it represents only an annual increase of about 4 people per year, spanning to 2040. Again, these are projected estimates but the growth rate is nowhere near that of the BCDCOG region which is growing much more rapidly. Logically this makes sense as there is only a finite amount of land on the island and there are restrictions that prevent subdivision.

Table 2.1: Population Trend/Projection for the Town of Sullivan's Island (1920-2040)

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

Demographics

It is important for the Town to understand who resides on the island so that policies and programs can effectively be set for the benefit the citizens. The median age on Sullivan's Island has remained relatively the same from 2010 to 2015, only increasing about 1.9% from 47.1 in 2010 to 48 in 2015 (Table 2.2). 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 who 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

2.3, where children under 5 years of age have increased by approximately 81% between 2010 and 2015.

Table 2.2 Demographic Info 2000, 2010, & 2015					
	2000	2010	*2015	2000-2010 % Change	2010-2015 % Change
Population	1,911	1,791	2,067	-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	1,045	1,054	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

Race

The ACS 2015 5 year estimate shows that the majority of the Town residents are white, which totals 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.

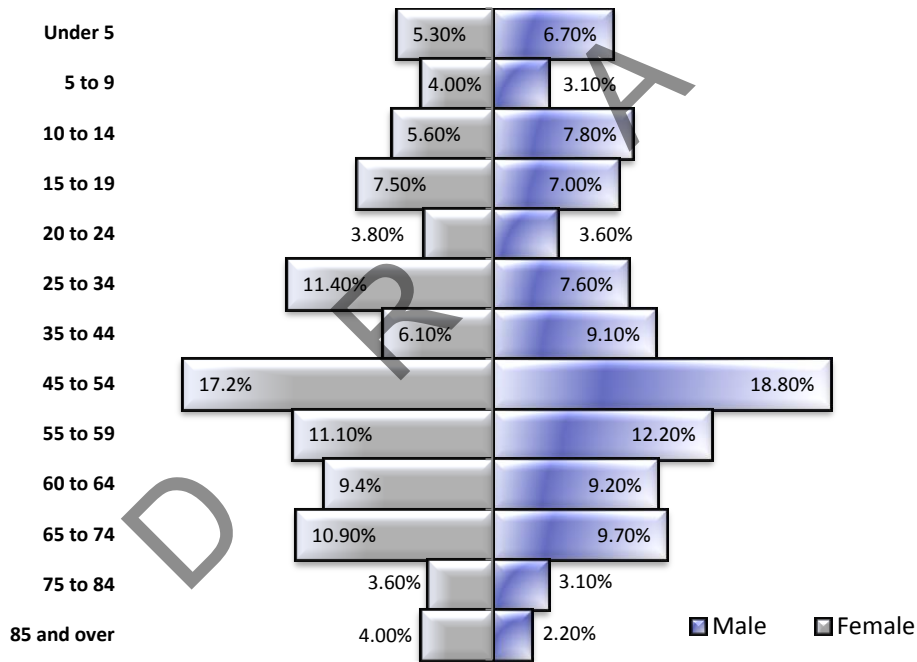
Age

Table 2.3 - Population by Age Groups 2000, 2010, & 2015					
Age Group	2000	2010	*2015	2000-2010 % Change	2010-2015 % Change
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

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 (Table 2.3 / Figure 2.4). 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 2.3). Generally, this type of shaped pyramid is considered a "stationary" population¹. 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" pyramid¹. In fact, many people on the island expressed concerns for a lack of opportunity for seniors during public comment periods. The National Aging in Place Council (NAIPC) is an excellent resource for learning about building communities that are amiable to an aging population². With that said, "Aging In Place" is an important concept that needs to be evaluated as people 45 years and older represent 56% of the population. If most of the population is closer to 55 than 45, then a potential shift towards the constrictive pyramid may occur. If that happens, it will be important for Sullivan's Island and it's residents to be prepared for that shift.

Figure 2.4 Population Pyramid



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>

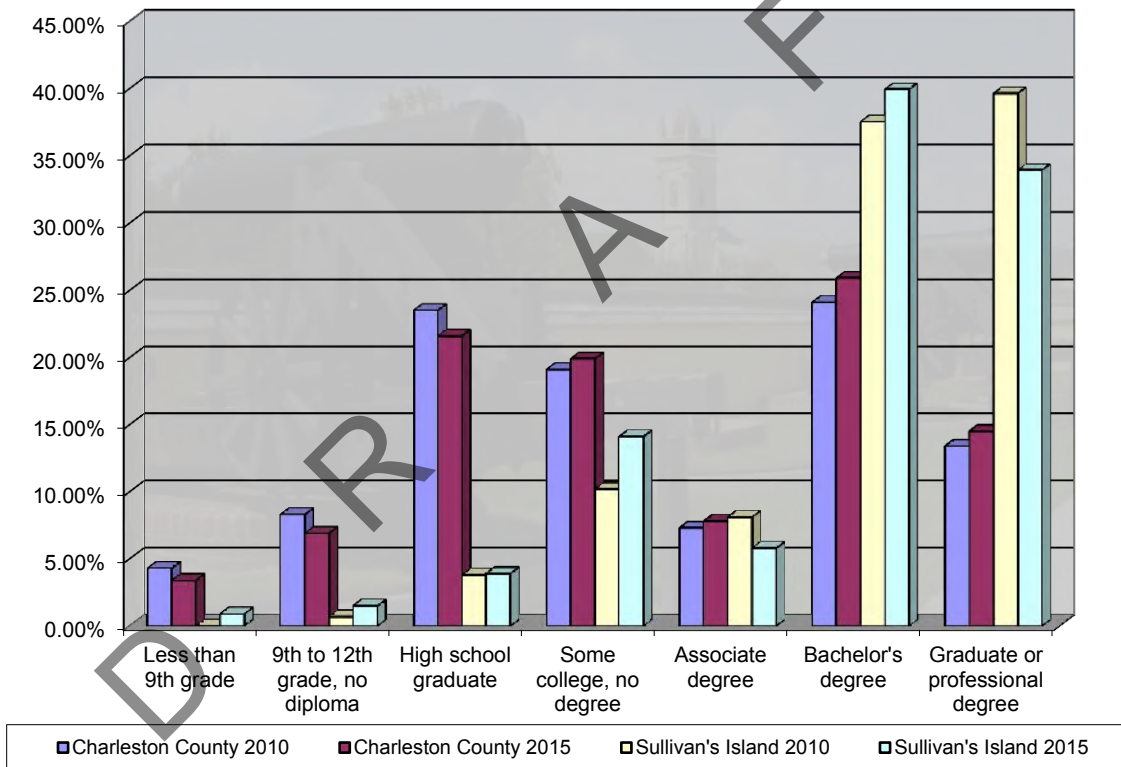
² Age In Place (N.D.). <http://www.ageinplace.org/>

Educational Attainment

With some of 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 region³. 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 2.5 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 2.5 - Highest Level of Education Attained (2010-2015)



Source: US Census, American Community Survey

³ Urban 3. "The Value of Placemaking: The Cost and Impact of Development Patterns on the Tri-County Region." https://issuu.com/scbiz/docs/the_value_of_placemaking

Population Goals and Objectives

The Town anticipates its population will remain on a very manageable growth pattern for the foreseeable future, gaining only approximately 4 people per year until 2040. As a result, the Town seeks to retain its character as a family oriented community that serves the residents with an exceptional level of resources and services. As such, it has adopted the following goals, policies and implementation strategies:

Population Goal: The Town seeks to maintain the current population growth pattern while improving quality of life among its residents.			
<i>Population Policy 1: The Town will promote and foster a sense of community.</i>			
	Objectives	Responsible Parties	Timeframe
	P1.1 Promote an Island Farmers Market. Encouraging more produce vendors to participate.	Planning Commission; Town Council; Town Staff	Short-term
	P1.2 Promote Holiday Festivals.	Planning Commission; Town Council; Town Staff	Short-term
	P1.3 Promote a yard of the month club.	Planning Commission; Town Council; Town Staff	Short-term
<i>Population Policy 2: The Town will encourage volunteerism for both residents and non-residents.</i>			
	Objectives	Responsible Parties	Timeframe
	P2.1 Promote and encourage beach (or other natural resource) cleanup days.	Planning Commission; Town Council; Staff	Short-term
	P2.2 Promote park, bridge, and causeway clean up days.	Planning Commission; Town Council; Staff	Short-term
<i>Population Policy 3: The Town will monitor population and demographic changes.</i>			
	P3.1 Record annual population and demographic Census data.	Town Staff	Short-term
<i>Population Policy 4: The Town will initiate an "Aging in Place" Chapter.</i>			
	P4.1 Initiate Chapter but then step away once it has formed.	Planning Commission; Town Council; Town Staff	Medium-term