



APPENDIX A: PUBLIC ENGAGEMENT

PUBLIC INPUT SHAPES THE FUTURE



APPENDIX A.1:

PUBLIC ENGAGEMENT FOR THE SULLIVAN'S ISLAND 2017 COMPREHENSIVE PLAN

INTRODUCTION

The Sullivan's Island Comprehensive Plan will help to shape the future of the community by offering numerous opportunities for public input to occur. It is essential that municipal leaders, residents, business owners and other stakeholders provide as much input to inform the plan. The vision statement and writing of the document were influenced and established through the public process. This appendix documents the public planning process that was undertaken and captures the community feedback that was received throughout.

PROJECT WEBSITE

At the onset of the Sullivan's Island Comprehensive Planning process, a project website was setup to provide information to the community. The project website (<https://bcdco.com/sullivans-island-comprehensive-plan/>) detailed what the process was, why the plan exists, who wrote the plan, drafted documents as they were approved by the Planning Commission, and maintained links to online surveys for public input. The website also provided links to the 2013 Sullivan's Island Plan, the Existing Conditions document, and the boards that were presented at the Open House meeting in November.

Website Statistics Will be Placed Here.

OPPORTUNITIES FOR PUBLIC INPUT

Throughout the entire planning process, numerous opportunities were provided for public input in order to inform the writing of the plan. A Steering Committee was formed, which consisted of the Sullivan's Island Planning Commission. The Steering Committee met an hour before each regularly scheduled Planning Commission meeting. Each Steering Committee and Planning Commission meeting were advertised openly to the public. The Steering Committee meetings consisted of open dialogue, which discussed changes to each element within the plan. The Steering Committee then recommended revisions and considerations to the Planning Commission to approve each element based on conditional changes that were recommended during the meeting. The Planning Commission then voted at the end of each meeting for a conditional approval. The conditional approval was given, knowing that a final approval for the entire document would be needed prior to sending the plan on to Town Council. The entire process is documented in meeting minutes which can be found here:

<http://www.sullivansisland-sc.com/planningcommission.aspx>.

* A detailed list of the meetings that occurred can be found in Table 1.

* All of the meetings in Table 1 offered the opportunity for public input.



TABLE 1 - PUBLIC MEETING	DISCUSSION ITEMS	DATE
Open House	Existing Conditions	11/8/2017
Steering Committee & Planning Commission	Vision Statement & Guiding Principles	1/10/2018
Steering Committee & Planning Commission	Population & Community Facilities Elements	2/15/2018
Steering Committee & Planning Commission	Housing & Cultural Resources Elements	3/14/2018
Steering Committee & Planning Commission	Transportation & Economic Elements	4/10/2018
Steering Committee & Planning Commission	Land Use & Natural Resources Elements	5/9/2018
Steering Committee & Planning Commission	Priority Investment Element	6/13/2018
Public Meeting & Planning Commission	Planning Commission Final Approval to Town Council	8/29/2018
Town Council 1st Reading	Introduce Plan	6/18/2019
Town Council 2nd Reading	Public Hearing	7/16/2019
Town Council 3rd Reading	Final Approval	8/20/2019

Likewise, online surveys were used to give those who were unable to attend the meeting, an opportunity to provide feedback for each element. The comments provided were reviewed during each Steering Committee meeting. Each survey attempted to record where the respondent was from in an effort to prioritize concerns based on full-time, part-time and non-residents.



TABLE - 2 ONLINE SURVEYS	TIME FRAME
Open House Online Survey	November
Individual Survey's for each Element	December - May
General Comment Survey	May - Ongoing

EXISTING CONDITIONS

An existing conditions document was developed to provide a baseline of information for the Town and its residents to review at the first open house. This open house provided an excellent opportunity for public comment and a great deal of time explaining information related to public facing boards that examined each future element within the plan itself. The open house occurred on November 8, 2017 as the kickoff meeting for the Sullivan's Island Comprehensive Plan and staff, appointed board members, elected officials, business owners, and the citizens provided a plethora of comments to work with when compiling the comprehensive plan. The Existing Conditions document was set up as chapters in a final comprehensive plan. For the Open House, all of the data for each chapter was placed on a visual board for the attendees to discuss with a facilitator and then provide written comments.

OPEN HOUSE FEEDBACK – NOVEMBER 8, 2017

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

Community Facilities

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 lease properties
4. Plan improvement + maintenance of Public Facilities – Battery Gadsden + Island Club + Parks. Old bridge head park needs work.
5. Get Started!

Natural Resources

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

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 Board

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

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

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.*
2. *Transportation*
3. *Remove parking on s. side of commercial + put in sidewalk*
4. *No nose in parking*
5. *Add sidewalk S. side of Middle/commercial*
6. *Summertime cones @ Middle and 22 ½ needs to be ...*
7. *Improve maintenance of bike paths*
8. *Slower speed limit on Middle (15mph)*
9. *On bridge add bike/ped on side*
10. *Bike land on both sides of causeway*
11. *Why are cars being left on right ow ways?*
12. *Cars flying down Middle St (Station 18 ½ to past Ft Moultrie Catholic Church)*
13. *Racing bikes too fast*
14. *No bikes near restaurants / on Middle*
15. *Lower speed on Middle*
16. *Review potential paid parking island wide where school parking*
17. *Traffic flow through commercial area too slow*
18. *Ped movement through commercial too dangerous*
19. *More lighting in commercial*
20. *More golf parking at entrances to beach access*
21. *703 dangerous to bikes (x2)*

SULLIVAN'S ISLAND OPEN HOUSE ONLINE SURVEY

For those who could not attend the open house meeting in person, an online survey was developed to capture as much input as possible. There were a total of:

- *6 Total Respondents*
- *4 Full-Time Residents*
- *1 Part-Time Resident*
- *1 Non-resident*



Population Element

Full-Time Resident 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.

Housing Element

Full-Time Resident 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. 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 (RCI) needs to be managed well to maintain its value in our current low ISO Flood rating.

Land Use Element

Full-Time Resident 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 outsized 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 (RCI). 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 premature ditch drainage systems, roadside rapid overgrowth of “Beggar Tick” from mound at B Gadsden to numerous sites SW of Ste 22

Transportation Element

Full-Time Resident 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

Economic Element

Full-Time Resident Responses

1. Keep current limits on the Commercial district.

Part-Time Resident Responses

1. Not an issue

Community Facilities Element

Full-Time Resident 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

Cultural Resources Element

Full-Time Resident 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 Sullivan's 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 -friendly 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

Natural Resources Element

Full-Time Resident 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.*

ONLINE SURVEYS – INDIVIDUAL ELEMENTS

For those who could not attend the Steering Committee or Planning Commission meetings in person, online surveys were developed to capture as much input as possible.

Population Element

Part-Time Residents Response

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.*

Community Facilities Element

Part-Time Residents Response

1. *The Tennis courts look great and I love them!!! Thank you and thank you for having them lit at night!!!*

Housing Element

Full-Time Resident Responses

1. *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.*
2. *I think it important to retain the essentially single family home predominance.*



Part-Time Residents Response

1. Please don't allow the island to become all McMansions. There are some charming house, please try to keep some of them.

Cultural Resources Element

Full-Time Resident Responses

1. The island culture is an under developed aspect that we should preserve so that it does not decline further.
2. The historic features of the Island and active, participating residents provide sufficiently rich cultural resources without attempting to duplicate what is available close by already. The Island is what it is and has been and we do not need to be all things to all people.

Part-Time Residents Response

1. I am not sure restaurants and bars are cultural but please keep those accessible as well. If the bars and restaurants get too far out of reach for the average citizen, it will do horrible things to the community when none of the locals go out on the island and you only have high end Charleston tourists.

Land Use Element

Full-Time Resident Responses

1. A) Have the DRB approve ALL residential building plans regardless of size. B) Allow all non-conforming use dwellings to be enlarged at the discretion of the DRB in order to make these dwellings more livable. C) Allow the DRB to determine if a historic dwelling can be larger than 1,200 sq ft and still have another dwelling approved under the special exception rule. D) Allow historic dwellings to be rebuilt if destroyed even if a new structure was allowed to be built under the special exception rule. The DRB could make sure that the "new" historic dwelling was identical to the original. E) Make a determined effort to identify ALL of the non-conforming use dwellings that existed in 197
2. We need to Preserve the land we have left and take better care of our beaches including beach paths. Trash cans should be accessible for the residents and the hundreds of tourists we have ever year. Beautification of our community is lacking . Especially where all the businesses are.

Part-Time Residents Response

1. PLEASE PLEASE PLEASE dont ever expand Bayonne. The island does not need and can not handle more streets! WE have a lovely island and we can not let greed and the opportunity for a few people to make money, to overtake the rights and responsibilities of others. NO MORE BUILDING! Renovation on an exisitng property or even replacement of a current property is difficult enough to watch, but taking a natural space and crowding more people on it is so depressing.

Transportation Element

Full-Time Resident Responses

1. Traffic and visitor parking are problems. Specifically, the numerous motorists ignoring the stop sign at the intersection of Jasper Blvd. and Station 22 1/2 are creating a hazard that sooner or later will result in a major accident.



Part-Time Residents Response

1. Our streets can only handle what we have. The charm of the island is in the lack of traffic lights and mayhem, more cars and traffic will ruin what we have. The City Council needs to protect what is special, not seize opportunities to please a few or benefit from a few.

Economic Element

Full-Time Resident Responses

1. Where does the money from the Hospitality Tax go? At the very least some of it should go back into the businesses by fixing sidewalks, adding trash cans and bike racks. Curb appeal. Where do you spend hundreds and thousands of dollars you collect from local restaurants alone? It's not right that residents don't know the answer.

Part-Time Residents Response

1. Please keep the shops and restaurants local. Chains, whether local or national hurt the integrity of what Sullivan's Island is. Please be careful. Once it is ruined, you can never get it back.

Natural Resources Element

Full-Time Resident Responses

1. Save our beaches and creeks and parks!!!

Part-Time Residents Response

1. The committee for the Comprehensive Plan, in addressing guidelines for the accreted land, should take its cue from the existing Plan, which opens with a succinct Vision Statement listing the preservation of the natural environment and its historic character as the second of three fundamental contributors to the exceptionality of our beach community. Preservation is often mentioned in the body of the Comprehensive Plan: our historic small-town feel, the historic districts, historic structures and properties, the natural and historical environment as an economic asset, and the historical feel of single-family housing. Accreted land planners, however, have turned to growing trees instead of preserving historical views and breezes. Let's keep what is good from the past as we head forward.

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

GENERAL ONLINE SURVEY

The general online survey will be used until the final public meeting with Town Council (2nd reading). At this time, there have been no responses collected.

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

FINAL PLANNING COMMISSION MEETING

On October 10th, 2018 the Sullivan's Island Planning Commission held a public hearing. Staff presented the process, methodology, and highlights of the draft plan. The Planning Commission approved the Draft Plan and moved it on to be vetted by Town Council. Public comments are recorded in the meeting minutes which can be found at

<http://www.sullivanisland-sc.com/planningcommision.aspx>.



TOWN COUNCIL PUBLIC HEARING

COUNCIL REVIEW COMMENTS: July 3, 2019

PAGE 12: AGE

- Add after sentence 11: “The increase in the “under 5 years” age group is also thought to be attributed to the recently constructed Sullivan’s Island Elementary School located at the heart of the Island.”

PAGE 31: FIRE DEPARTMENT

- Clarify paragraph 6 last sentence: “An offshore fire rescue boat was purchased in 2014, which dispatches to water emergencies adjacent to the beaches, tidal marshes and inlets of Sullivan’s Island.”

PAGE 31: PUBLIC WORKS

- Modify last sentence (added language in bold): “A new facility, and most likely an increase in staffing, will be needed in the coming years.”

PAGE 34: PASSIVE RECREATION AREAS

- 5th Paragraph – modify sentence as follows “... that requires minimal development and varying levels of maintenance.”

PAGE 34: PASSIVE RECREATION AREAS

- Add “Beach” to bullet #3

PAGE 36: OTHER UTILITIES

- Replace “SCEG” with “local electric cooperative” or “Dominion” and update pruning to current schedule
- Add sentence to paragraph 4: “Town Council should reevaluate future needs for increased solid waste collection as needed to accommodate busy periods.”
- Rename subsection “SC DOT Traffic Cameras” to “Traffic and Security Cameras” and add sentence “Security cameras may also be added to the right-of-way to monitor the flow of vehicles onto the Island. This data can be used by to aid the Police Department in decision making and for law enforcement purposes.”

PAGE 37: EMERGENCY MEDICAL SERVICES

- Replace “ambulatory air service” with “air ambulance service”

PAGE 38

- Modify last sentence (added language in bold / underline): “Although stormwater conveyance and drainage systems are owned by SCDOT, Town staff and County officials continue performing regular maintenance of ditches and providing jet-vac services and other excavation equipment on an as needed basis.

PAGE 46: LIGHTHOUSE

- Insert the sentence “The lighthouse has become a widely recognized symbol of the Island and its preservation is critical to maintaining the character of the Island.”

PAGE 55: NATURAL AND SCENIC AREAS

- Add bullet: “The Beaches of Sullivan’s Island: Four miles of publicly accessible beaches providing views of Breach Inlet, the Atlantic Ocean and the Charleston Harbor.”

PAGE 56: ENTERTAINMENT AND COMMUNITY ACTIVITIES

- Add note about residents frequenting beach during appropriate hours to walk dogs which provides opportunity for interaction with neighbors and promotes exercise



PAGE 70-72: AVERAGE DAILY TRAFFIC VOLUMES

- Note times of year for which traffic volumes were established
 - × *Will note that AADT is the “Average Annual Daily Traffic,” and figures are generated from data gathered year-round.*
- Note growth in Charleston area may result in increased traffic volumes and increased commute times
 - × *After a comparison of 2009 to 2017 traffic data it reflects there is an increase in some commuter travel times and a decrease in others. More study would be needed to render a determination.*

PAGE 74: PARKING

- Add as the last sentence: “Alternative modes of transportation are encouraged and supported by increasing installation of new bike racks and golf cart parking spaces at beach paths and throughout the Commercial District.”

CHAPTER 9

- Note it may benefit the town to set a litter management goal utilizing volunteer, private and/or public services

PAGE 92: WILDLIFE AND VEGETATION

- Reword sentence “... root runners, which is a characteristic of wax myrtles.”

PAGE 106: ACTION 4

- Replace last sentence with “The Town anticipates adoption of new FIRM data which will result in lower flood zones island-wide. This will not only reduce the number of substantial improvement elevations required but also protect historic structures from damaging the character of their surrounding districts through incompatible alterations.”

PAGE 112

- Add to 2nd paragraph, sentence 16: “Although revenues are very low from accommodations and hospitality taxes, the Island maintains a much higher tax base due to higher median property values when compared to the region. These higher property values are in part due to the Island’s unique sense of place that has developed over time as a community of year-round residences. It is therefore crucial that the prohibition of vacation rentals be continued and closely monitored by Town Staff.”

PAGE 135 H2.2

- Reword: “Monitor and adjust the Flood Damage Prevention Ordinance as needed while being sensitive to historic structures and surrounding historic districts.”

PAGE 143 E2.2

- Change this to “ongoing” objective

PAGE 144 T2.4

- Change to “ongoing” objective and reword as follows: “Continue to explore the establishment of new pedestrian connectivity opportunities and cross-walks island-wide. Particularly neighborhoods on the northeastern side crossing Jasper Boulevard and Middle Street to access the beach, parks and SI Elementary School.”
 - × *will be placed here.*

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



APPENDIX A.2:

PUBLIC ENGAGEMENT FOR THE 2025 5-YEAR COMPREHENSIVE PLAN REVIEW

INTRODUCTION

The Sullivan's Island Comprehensive Plan's 5-Year Review affords Island residents, Town Staff, elected officials, and visitors to the Island with an opportunity to reevaluate the direction set forth for the Town through the Goals and Objectives, giving the Town a change to laud its accomplishments, reenvision its shortcomings, and fine tune its efforts toward maintaining the ultimate goal of upholding the vision statement - Sullivan's Island is an exceptional community that focuses on livability, environmental and historic preservation and a place where citizens are true partners in their Town government. To that end, this appendix documents the public planning interactions and captures the community feedback that was received throughout the 5-Year review process.

PROJECT WEBSITE

For the 5-year review the Town utilized its existing Comprehensive Plan webpage as the site for sharing information with the community and the public; that website is <https://sullivansisland.sc.gov/towns-comprehensive-plans>. The webpage contains general information regarding the comprehensive plan process, links to the Sullivan's Island Comprehensive Plan as adopted in 2019, engagement opportunities, including a survey and meeting schedule, as well as contact information of the staff to provide all citizens with an opportunity to provide their thoughts.

OPPORTUNITIES FOR PUBLIC INPUT

The planning process provided numerous opportunities for public input to inform the updates to the plan. A Steering Committee was formed, which consisted of the Sullivan's Island Planning Commission. The Steering Committee met on three occasions throughout the 10 months that were spent reviewing the document and updating its language, data, and goals. The Planning Commission met eight times during the process, and all meetings were open and advertised to the public; four of the eight meetings were also officially advertised as Public Hearings to seek input and later to garner support for the revised plan.

<http://www.sullivansisland-sc.com/planningcommision.aspx>.

- * A detailed list of the meetings that occurred can be found in Table I.
- * All of the meetings in Table I offered the opportunity for public input.



Table 1: List of Public Meetings

PUBLIC MEETINGS	DISCUSSION ITEMS	DATE
Planning Commission	Objectives and Schedule	9/13/2023
Planning Commission	Existing Conditions, Goals and Priorities	10/11/2023
Public Hearing Open House at Planning Commission	Population, Housing, Economic Development, Land Use, and Transportation Elements	11/8/2023
Public Hearing Open House at Planning Commission	Community Facilities, Cultural Resources, Natural Resources, Resiliency, and Priority Investments Elements	12/13/2023
Planning Commission	Status Update and Survey Results Review	2/14/2024
Planning Commission	Draft Language Review	3/13/2024
Public Hearing Open House at Planning Commission	Presentation of the Plan for Planning Commission Preliminary Approval	5/8/2024
Public Hearing Open House at Planning Commission	Planning Commission Review of Proposed Changes in the Document	6/12/2024
Public Hearing Open House at Planning Commission (cont.)	Planning Commission Review of Proposed Changes in the Document	7/16/2024
Public Hearing Open House at Planning Commission (cont.)	Planning Commission Final Approval and Recommendation to Town Council	8/20/2024
Town Council 1st Reading	Introduce Plan	10/15/2024
Town Council 2nd Reading	Review Plan	11/19/2024
Town Council 3rd Reading	Public Hearing and Final Approval	3/18/2025

In addition to the public engagements at the Planning Commission, an online survey of transportation related questions was hosted by the Town on its website and advertised through Town Hall, through the Town's website on the home page banner, on the Town's social media accounts, and in the Mayor's Letter to the Island Eye News (dated January 12, 2024). The survey was available to the public from December 1, 2023 to February 12, 2024. During the over two months the survey was available, 36 people responded - 26 Sullivan's Island homeowners, 2 Sullivan's Island residents renters, 5 employees that work on the Island, and 1 visitor (2 respondents did not reply to this question). The survey consisted of 11 questions centered around transportation opportunities and issues on the Island. All of the survey responses are captured on the following pages.



SULLIVAN'S ISLAND ONLINE TRANSPORTATION SURVEY RESPONSES

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

Question 1 – Which best describes you?

The survey responses to this question are displayed in the paragraph above regarding the 36 respondents.

Question 2 – Should the Town create additional golf cart parking?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Yes – 19
- No – 5
- No response – 1

SULLIVAN'S ISLAND WORKER RESPONSES

- Yes – 2
- No – 3

SULLIVAN'S ISLAND RENTER RESPONSES

- Yes – 2
- No – 0

SULLIVAN'S ISLAND VISITOR RESPONSES

- Yes – 0
- No – 1

UNIDENTIFIED RESPONDENT RESPONSES

- Yes – 1
- No – 0

Question 3 – Do you believe the current parking situation on Middle Street in the commercial district is safe?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Yes – 8
- No – 18

SULLIVAN'S ISLAND WORKER RESPONSES

- Yes – 0
- No – 5



SULLIVAN'S ISLAND RENTER RESPONSES

- Yes – 0
- No – 2

SULLIVAN'S ISLAND VISITOR RESPONSES

- Yes – 0
- No – 1

UNIDENTIFIED RESPONDENT RESPONSES

- Yes – 0
- No – 0

Question 4 – Do you believe the current parking situation on Middle Street in the commercial district impedes the free flow of traffic?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Yes – 18
- No – 7
- No Response – 1

SULLIVAN'S ISLAND WORKER RESPONSES

- Yes – 4
- No – 1

SULLIVAN'S ISLAND RENTER RESPONSES

- Yes – 2
- No – 0

SULLIVAN'S ISLAND VISITOR RESPONSES

- Yes – 1
- No – 0

UNIDENTIFIED RESPONDENT RESPONSES

- Yes – 0
- No – 0



Question 5 – If the commercial district were evaluated for parking considerations, which would you prefer?

SULLIVAN’S ISLAND HOMEOWNER RESPONSES

- Angled Parking – 9
- Parallel Parking – 2
- 90-degree Parking (as currently allowed) – 8
- Remove parking from the right of way on Middle Street within the commercial district – 4
- Other – 3 (2-hour parking only, Angles parking with the flow of traffic to minimize dangers of motorists coming across traffic to park. With the limited spaces this causes delays and unsafe conditions for both motorists and pedestrians, and Leave it as it is)

SULLIVAN’S ISLAND WORKER RESPONSES

- Angled Parking – 2
- Parallel Parking – 2
- 90-degree Parking (as currently allowed) – 0
- Remove parking from the right of way on Middle Street within the commercial district – 1
- Other - 0

SULLIVAN’S ISLAND RENTER RESPONSES

- Angled Parking – 1
- Parallel Parking – 0
- 90-degree Parking (as currently allowed) – 0
- Remove parking from the right of way on Middle Street within the commercial district – 1
- Other - 0

SULLIVAN’S ISLAND VISITOR RESPONSES

- Angled Parking – 1
- Parallel Parking – 0
- 90-degree Parking (as currently allowed) – 0
- Remove parking from the right of way on Middle Street within the commercial district – 0
- Other - 0

UNIDENTIFIED RESPONDENT RESPONSES

- Angled Parking – 0
- Parallel Parking – 1
- 90-degree Parking (as currently allowed) – 0
- Remove parking from the right of way on Middle Street within the commercial district – 0
- Other – 0



Question 6 – Do you support lowering the island-wide speed limit to 25 mph except on Jasper Boulevard?

Relational data file corrupt so responses are not linked to the respondent types.

- Yes – 18
- No – 14
- Other – 2 (30 mph on Middle, 35 on Jasper, 25 all other roads, and 25 MPH Island wide AND Jasper)
- No Response – 2

Question 7 – Do you support adding a wider sidewalk on the oceanside of Middle Street between Stations 22.5 and 22?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Yes – 14
- No – 12

SULLIVAN'S ISLAND WORKER RESPONSES

- Yes – 5
- No – 0

SULLIVAN'S ISLAND RENTER RESPONSES

- Yes – 1
- No – 1

SULLIVAN'S ISLAND VISITOR RESPONSES

- Yes – 0
- No – 1

UNIDENTIFIED RESPONDENT RESPONSES

- Yes – 0
- No – 0

Question 8 – How supportive are you of 2-hour limits for parking on Middle Street between Stations 22.5 and 22?

(1 – being no support, and 10 – being fully supportive)

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Average of 25 responses – 6.32

SULLIVAN'S ISLAND WORKER RESPONSES

- Average of 5 responses – 7.2

SULLIVAN'S ISLAND RENTER RESPONSES

- Average of 2 responses – 4



SULLIVAN'S ISLAND VISITOR RESPONSES

- 1 response – 6

UNIDENTIFIED RESPONDENT RESPONSES

- No responses

Question 9 – How supportive are you of 2-hour limits for parking on Middle Street between Stations 22 and Town Hall (predominately along the side of the street next to the park)?

(1 – being no support, and 10 – being fully supportive)

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Average of 26 responses – 6.85

SULLIVAN'S ISLAND WORKER RESPONSES

- Average of 5 responses – 6.2

SULLIVAN'S ISLAND RENTER RESPONSES

- Average of 2 responses – 5

SULLIVAN'S ISLAND VISITOR RESPONSES

- 1 response – 6

UNIDENTIFIED RESPONDENT RESPONSES

- No responses

Question 10 – Where would you support additional pedestrian crosswalks on the Island?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- Jasper Boulevard – 10
- Middle Street (outside the commercial district) – 12
- Other – 4 (I would propose that both Middle and Jasper have a crosswalk at every other Station crossing.)

SULLIVAN'S ISLAND WORKER RESPONSES

- Jasper Boulevard – 4
- Middle Street (outside the commercial district) – 5
- Other – 1 (no more; Poe Park and Middle; Wherever reasonably possible; and need add'l crossing walk at station 21, its where all the SIES kids cross for the playground (despite what they are told), and one child was indeed run over here a few years back)
- No Response - 6



SULLIVAN'S ISLAND RENTER RESPONSES

- Jasper Boulevard – 1
- Middle Street (outside the commercial district) – 0
- Other – 1 (I don't think they are necessary)

SULLIVAN'S ISLAND VISITOR RESPONSES

- Jasper Boulevard – 0
- Middle Street (outside the commercial district) – 0
- Other – 0
- No Response – 1

UNIDENTIFIED RESPONDENT RESPONSES

- No Response

Question 11 – Are there any other transportation or parking related issues that should be considered?

SULLIVAN'S ISLAND HOMEOWNER RESPONSES

- No – 8
- Other – 17
 - × South of Station 10 on Middle Street. If I have guests it is hard for them to find parking. Perhaps boat ramp could be used for evening parking
 - × Need more paid parking for business area. Should negotiate with post office for short term parking during non post office hours in post office parking lot.
 - × Seen multiple near misses in the commercial district, Large trucks hanging over a narrow sidewalk and or sticking out in the road
 - × More speed limit enforcement on secondary roads.
 - × More bicycle parking, hop on hop off shuttle; review intersection at 22.5 and Middle
 - × better signage to prevent wrong way traffic on one way station 22.5
 - × Traffic flow on and off island.
 - × Off street parking gets rutted by overuse/trucks. Need to consider solutions to keep these areas from becoming mini ponds/mud traps.
 - × Adequate handicapped parking spots on Middle, with full ramp access.
 - × Do not allow parking to impede US Mail delivery (require 15' clearance to pull in and deliver mail) ; we never get mail in summer due to beach goers parking in front of our mailbox
 - × More and dedicated LSV parking and the consideration for "resident only" parking in front of all business district entities allowing "guests" of TOSI to park down Middle Street or elsewhere.
 - × Parking with island resident sticker in areas on beach area from Middle St. to beachfront there is no where to park in the summer!
 - × A roundabout to improve traffic flow when entering the island would be ideal.
 - × Cars, trucks and boats parked on Middle Street near the cross streets block the view of oncoming traffic. People shouldn't park so close to the corners.



- × Yards with uncontrolled landscaping impeding traffic should be able to be cut/controlled by the town. The corner of station 19 and Flag street is a major hazard due to overgrown trees/shrubbery.
- × We need stop signs at Atlantic and station 22. Speed limits could go as low as 20 on Ion and Atlantic where there are so many pedestrians and no sidewalks.
- × speed humps on Goldbug & Raven-traffic flies on these roads in the summer.. Chief doesn't like speed bumps but fire trucks will not use these as main route for fire response / 90 degree parking in commercial district naturally slows traffic which is good

SULLIVAN'S ISLAND WORKER RESPONSES

- No – 3
- Other – 2
 - × one of the biggest complaints I hear when it comes to side street parking is the overgrowth of private properties landscaping is overgrown into the public parking.
 - × Consider elimination of perpendicular parking within the Commercial District, and add new sidewalks between the right of way and businesses.

SULLIVAN'S ISLAND RENTER RESPONSES

- No – 0
- Other – 2
 - × Confirm all DOT right of way parking if free and available. Require property owners to remove any landscaping or other items that block people from parking in DOT spaces.
 - × Safer crossing on Jasper. Residents on the marsh side of Jasper have to cross Jasper and/or 22 1/2 to access the park, school, commercial district, etc. Crosswalks on Jasper would be a huge benefit.

SULLIVAN'S ISLAND VISITOR RESPONSES

- No – 1
- Other – 0

UNIDENTIFIED RESPONDENT RESPONSES

- No Response



FEEDBACK FROM OPEN HOUSES DISCUSSING EACH ELEMENT: 11.08.2023 & 12.13.2023

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

Population Element

1. *The Town could do a better job of Pop Policy #1.*
2. *Work with schools & or other groups from off island to clean up. – Consider an island garden club.*
3. *Aging in place.*

Housing Element

1. *Make sure to clarify values. (Median Home Value info)*
2. *Encourage workforce housing for emergency services employees*

Community Facilities Element

1. *The public restrooms at town hall are not adequate for summer beach visitors. More facilities are needed and there should be a way to collect fees for the use of these rather than relying on home owner taxes.*
2. *Do not strike out support of post office, Sullivan's Island Elementary, and Poe Library*
3. *Budget annual new segment sidewalk*

Cultural Resources Element

1. *Sand Dunes Club Preserve use as community center/pool /snacks*

Economic Element

1. *Actual numbers. (Sullivan's Island Top Employers in 2023)*

Transportation Element

1. *Transport (1. Bus Stop and 2. Count Real Figures)*
2. *Revisit speed limits island wide – currently 35 (25-30 goal)*
3. *Promote bike safety*
4. *More crosswalks*

Land Use Element

1. *Reestablish golf cart parking @St I2 – look into allocating GC parking space at each station*
2. *Continue to support Town's historic plaque program. Town Council & Staff Ongoing*

Natural Resources & Resiliency Elements

1. *Keep mosquito abatement efforts.*



PUBLIC HEARINGS AT PLANNING COMMISSION MEETINGS

The Town hosted four (4) advertised Public Hearings at the Planning Commission. In each of those meetings, Town Staff presented the process, methodology, and highlights of the changes proposed in the draft plan. Public Hearings were held on May 8, 2024, June 12, 2024, July 10, 2024, and August 14, 2024. At the August 14th meeting, the Planning Commission approved the Draft Plan and moved it on to be vetted by Town Council. Public comments are recorded in the archived meeting minutes, which can be found on the Town's website at:

<https://sullivansisland.sc.gov/planning-commission-archived-minutes>

TOWN COUNCIL PUBLIC HEARING

The Town hosted a Public Hearing at the Town Council during the Final Reading of the Ordinance to adopt the 2023 Review of the Town of Sullivan's Island 2018-2028 Comprehensive Plan, 5-Year Review. Prior to the Public Hearing, at the Second Reading of the Plan at Town Council, there was some discussion and several Council comments that led to minor changes to the Plan.

Council Review Comments (November 19, 2024):

- *Page 147 - Added Population Policy 4 with Goals P4.1 and P4.2 - related to aging in place.*
- *Page 163 - Added Goals NR3.4 and NR3.5 to Natural Resources Policy 3 - related to the Town's Nature Trail located in the maritime forest.*

Other public comments received during the Second Reading on November 19, 2024 and at the Public Hearing at Town Council on March 18, 2025, are memorialized in the meeting minutes found on the Town's website at:

<https://sullivansisland.sc.gov/town-council-minutes>





