



## APPENDIX B: GOALS & OBJECTIVES







## EXECUTIVE SUMMARY

### Vision

Through its long history, Sullivan's Island has become an exceptional community on the coast of South Carolina that focuses on livability, promotes preservation of the natural environment and its historic character, and fosters a small-scale and unique business district.

### Guiding Principles

The guiding principles will help influence the writing for each chapter and the goals and objectives throughout the 2018 Comprehensive Plan. They are intentionally concise and provide clear direction for the future of Sullivan's Island.

1. *Sullivan's Island will strive to maintain a small-town feel that originated from its past and which continues to this day.*
2. *Sullivan's Island will work to remain a predominately low density, single-family community.*
3. *Sullivan's Island will work to promote its historic districts and maintain a small and unique business district.*
4. *Sullivan's Island will continue to maintain and preserve the natural environment including, but not limited to trees, beaches, sand dunes, marshes, creeks, public vistas and access points, as well as the accreted lands to the benefit of all island residents and the wild life it preserves.*
5. *Sullivan's Island will protect and maintain public amenities, such as parks and town facilities to sustain the town's sense of community and connectedness.*
6. *Sullivan's Island will ensure that the architecture is compatible with the existing island character, neighborhoods and historic fabric.*
7. *Sullivan's Island will promote and expand public open spaces with a commitment to sustainability for the benefit of future generations.*

### Goals & Objectives

Goals and objectives are the heart and soul of the comprehensive plan document and thus establish targets for a set of implementation strategies to achieve giving the Town a “work plan” for the future. Each element throughout the comprehensive plan has goals and objectives specific to its respective element.

Below, each element's goals and objectives will contain the following: Goals, strategies, responsible parties and a timeframe. The timeframes listed are: Completed; Short-term (0-3 years); Mid-term (3-7 years); Long-term (7-10 years); On-going (Recurring); and Underway.



## 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:

<b>POPULATION GOAL:</b> <i>The Town seeks to maintain the current population growth pattern while improving quality of life among its residents.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>POPULATION POLICY 1: THE TOWN WILL PROMOTE AND FOSTER A SENSE OF COMMUNITY BY SUPPORTING LOCAL COMMUNITY EVENTS, FESTIVALS, AND ORGANIZATIONS.</b>		
<b>P1.1</b> Promote a monthly Island Farmers Market, once a private or non-profit champion initiates and takes leadership of the farmers market. Encouraging more produce vendors to participate.	Planning Commission; Town Council; Town Staff	Short-term
<b>P1.2</b> Promote, support, and assist local organizations in coordinating Holiday Festivals and other community events.	Planning Commission; Town Council; Town Staff	Ongoing
<b>P1.3</b> Support continued use and enhancement of the Island Club and its activities and offerings.	Town Council; Town Staff	Short-term
<b>POPULATION POLICY 2: THE TOWN WILL ENCOURAGE VOLUNTEERISM FOR BOTH RESIDENTS AND NON-RESIDENTS.</b>		
<b>P2.1</b> Promote and encourage beach, park, bridge, causeway, and other natural resource cleanup days.	Planning Commission; Town Council; Staff	Short-term
<b>P2.2</b> Promote the creation of a "Keep Sullivan's Island Beautiful" volunteer organization.	Planning Commission; Town Council; Staff	Short-term
<b>P2.3</b> Create a volunteer activity calendar on the TOSI website.	Town Staff	Short-term
<b>POPULATION POLICY 3: THE TOWN WILL MONITOR POPULATION AND DEMOGRAPHIC CHANGES.</b>		
<b>P3.1</b> Create a population/demographic fact page on the TOSI website. Annually update fact page with latest Census/ACS data. Provide links to other County and Regional data sites for additional information.	Town Staff	Short-term



**POPULATION POLICY 4: THE TOWN WILL SUPPORT INITIATIVES FROM THE NATIONAL AGING IN PLACE COUNCIL, THE NATIONAL INSTITUTE ON AGING, OR OTHER SIMILAR LEADERS IN THE FIELD THAT PROMOTE THE CITIZENS EFFORTS/ABILITIES TO "AGE IN PLACE."**

P4.1 Identify opportunities within existing Town facilities to provide programming and other opportunities which assist our citizens desire to age in place.	Town Council; Town Staff	Mid-term
P4.2 Work with neighboring jurisdictions to create a local Aging in Place Chapter of the National Aging in Place Council.	Town Council; Town Staff	Long-term



## 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:

<b>HOUSING GOAL:</b> <i>The Town will strive to maintain the low-density character of the community and promote local homeownership.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>HOUSING POLICY 1: THE TOWN WILL PROMOTE AND FOSTER SINGLE FAMILY DEVELOPMENT.</b>		
<b>H1.1</b> Maintain half-acre lot sizes and other complementary density regulations.	Planning Commission; Town Council; Town Staff	Ongoing
<b>H1.2</b> Regulate short-term, Vacation Rental activity by maintaining regulatory restrictions that address the number of tenants, parking, permitted activities, licenses, etc.	Planning Commission; Town Council; Town Staff	Ongoing
<b>H1.3</b> Preserve the diversity of housing styles by encouraging unique design and structure practices.	Town Council; Design Review Board	Ongoing
<b>H1.4</b> Establish a task force to review zoning, administrative processes, and historical compatibility on Sullivan's Island. The goal will be to maintain a sense of place while being respectful of the Island's traditional mass, height, and scale within each neighborhood. An example of this would be to examine Form Based Codes.	Planning Commission; Town Council; Town Staff	Complete
<b>H1.5</b> Conduct an evaluation of residential design guidelines to ensure consistency with the Island's open and informal character as it relates to landscape design, fences, site design, and other architectural elements.	Town Council; Town Administration; Planning Commission	Ongoing



## HOUSING POLICY 2: THE TOWN WILL MONITOR THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM.

H2.1 Monitor changes in federal policy.	Town Staff	Ongoing
H2.2 Monitor and adjust the Flood Damage Prevention Ordinance as needed while being sensitive to historic structures and surrounding historic districts.	Town Staff	Ongoing

## HOUSING POLICY 3: EXAMINE OPPORTUNITIES FOR WORKFORCE HOUSING.

H3.1 Create a Workforce Housing Committee.	Planning Commission; Town Staff	Short-term
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## COMMUNITY FACILITIES GOALS AND OBJECTIVES

The Town anticipates an increased demand for recreation facilities, 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 as well as providing a diversity of 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:

<i>Community Facilities Goal: Enhance essential Town government facilities and other community assets to meet the needs of current and future residents in order to maintain the Town's high quality of life.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>PARKS AND RECREATION - POLICY 1: THE TOWN WILL CONTINUE TO EXPLORE OPPORTUNITIES FOR UPGRADING AND EXPANDING PARKS, RECREATION, AND OPEN SPACES.</b>		
<b>CFI.1</b> Continue to pursue SCPRT and other similar grants to fund implementation of identified community facility improvements.	Town Administration; Town Council	Ongoing
<b>CFI.2</b> Consider the following when identifying areas for expanding or improving recreational (active and passive) opportunities: <ul style="list-style-type: none"> <li>× Accessibility to all citizens and visitors</li> <li>× Protecting the character of neighborhoods</li> <li>× Preserve natural resources</li> <li>× Cost effectiveness of improvements</li> <li>× Evaluate existing Town assets</li> </ul>	Town Administration; Town Council	Ongoing
<b>CFI.3</b> Continue to support the development of Phase II of the Nature Trail.	Town Administration; Town Council	Short-term
<b>CFI.4</b> Develop a plan for improvements to the Old Trolley Bridge Park.	Town Administration; Town Council	Short-term
<b>CFI.5</b> Evaluate the need for a Comprehensive Parks and Recreation Master Plan and initiate if needed.	Town Administration	Short-to-Mid-term
<b>CFI.6</b> Maintain the Town's entrance signage on Ben Sawyer Boulevard and Jasper Boulevard.	Town Administration; Town Council	Ongoing
<b>CFI.7</b> Explore opportunities for public restroom facilities at targeted beach access points.	Town Administration; Town Council	Ongoing
<b>CFI.8</b> Construct or otherwise create a community center for the island residents.	Town Administration; Town Council	Mid-term





## WATER AND SEWER - POLICY 2: MAINTAIN A FUNCTIONING AND EFFICIENT WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS.

CF2.1 Continue pursuing the various goals of the Water and Sewer Capital Improvement Program.	Water and Sewer Dept.; Town Council (W&S Committee)	Ongoing
CF2.2 Improve the resiliency of critical facilities at the wastewater treatment plant through facility upgrades and improvements.	Water and Sewer Dept.; Town Council (W&S Committee)	Completed December 2021
CF2.3 Continue pursuing repair of wastewater collection system to avoid I&I.	Water and Sewer Dept.; Town Council (W&S Committee)	Ongoing <sup>1</sup>
CF2.4 Evaluate the need and utilization of advanced meter reading technologies to enhance consumer access to water usage information.	Water and Sewer Dept.; Town Council (W&S Committee)	Short-term 2022-2027 CIP
CF2.5 Explore rate structures that reflect water infrastructure and foster conservation.	Water and Sewer Dept.; Town Council (W&S Committee)	Short-term
CF2.6 Protect our groundwater rights by retrofitting and maintaining the two deep water wells on the island, increasing the resiliency of the water system in an emergency situation.	Water and Sewer Dept.; Town Council (W&S Committee)	Mid-term

## PUBLIC SERVICES - POLICY 3: CONTINUE TO PROVIDE QUALITY PUBLIC SERVICES TO RESIDENTS TO PRESERVE AND ENHANCE THE TOWN'S HIGH QUALITY OF LIFE.

CF3.1 Support and improve the local public safety and emergency response personnel by ensuring appropriate staffing levels, funding, training, and equipment.	Police and Fire Depts; Town Administration; Town Council	Ongoing
CF3.2 Continuously update the Town's website with important dates, events, and emergency information to keep residents informed and educated.	Town Administration	Ongoing
CF3.3 Reconstruction of Fire Station	Town Administration; Town Council	Completed
CF3.4 Construct a new Public Works building.	Town Administration; Town Council	Short-term

1. Phase II I&I Reduction Project completed Spring 2020



**PUBLIC POLICY - POLICY 4: CONTINUE TO MAINTAIN AND SUPPORT CURRENT PARTNERSHIPS WITH OTHER GOVERNMENTAL AND PRIVATE ENTITIES THAT PROVIDE SERVICES TO THE COMMUNITY.**

CF4.1 Continue to employ and further explore innovative approaches to shared services through intergovernmental mutual aid and automatic aid agreements and pursue service excellence through technological advances.	Administration; Town Council	Ongoing
CF4.2 Coordinate with Charleston County School District (CCSD) and Charleston County Public Library (CCPL) to ensure continued operation of their respective educational facilities and services.	Administration; Town Council	Ongoing
CF4.3 Partner with Charleston County Parks and Recreation Commission (CCPRC) and the US NPS to ensure the safety of residents and visitors.	Administration; Town Council	Ongoing
CF4.4 Continue to support projects and initiatives for burying utility powerlines where economically feasible.	Administration; Town Council	Mid-term



## CULTURAL RESOURCES GOALS AND OBJECTIVES

The cultural resources on Sullivan's Island are an essential link to the Town's rich history and family-oriented quality of life. Retention and preservation of these resources enable residents and visitors to understand what makes Sullivan's Island unique. As such, the Town has adopted the following goals, policies and implementation strategies:

<b>CULTURAL RESOURCES GOAL:</b> <i>The Town will continue to focus its efforts on protecting sites that are significant to the Town's history, uniqueness and natural beauty.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>CULTURAL RESOURCES POLICY 1: THE TOWN WILL CONTINUE TO STRIVE TO PROTECT HISTORIC RESOURCES (SITES, STRUCTURES, ARCHEOLOGICAL FEATURES).</b>		
<b>CRI.1</b> Identify the property owners of important sites and structures and encourage them to place deed restrictions on those properties, thus protecting these sites for future generations.	Town Administration	Ongoing
<b>CRI.2</b> The Town should continue to encourage the local historical designation of properties and compliance with the <i>Secretary of Interior's Standards for the Treatment of Historic Properties: Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings</i> .	Design Review Board; Town Administration	Ongoing
<b>CRI.3</b> Continue to support Design Review Board oversight of the historic overlay districts and individual historic structures and, through Town ordinances, protect historic properties on the Island. Continue efforts, where appropriate, for the inclusion of historical properties on the National Register of Historic Sites.	Town Administration	Ongoing
<b>CRI.4</b> The Town should conduct or facilitate periodic educational opportunities for citizens to benefit from available tax or other incentives in the maintenance of historical properties	Town Administration	Ongoing
<b>CRI.5</b> The Town should make such efforts using best management practices and within its scope of responsibilities to protect and preserve scenic/historical sites and view corridors such as Breach Inlet, "The Mound," Cove Inlet, Battery Logan, Station 26 landing, the old dump site at Station 19 and wherever view corridors are available from public rights-of-way.	Town Administration	Ongoing





<b>CRI.6</b> The Town should continue to support the preservation and historical records of the historic cemeteries on the Island. Island cemeteries should be researched and the grounds should continue to be maintained and protected.	Town Administration	Ongoing
<b>CRI.7</b> The Town should continue membership of Certified Local Government Program through the State Historic Preservation Office (SHPO).	Town Administration	Ongoing
<b>CRI.8</b> Continue applying zoning standards and SIS guidelines when elevating historic structures and adding additions.	Town Administration	Ongoing
<b>CRI.9</b> Consider updating historic surveys for all properties not protected by the Historic Preservation Overlay District. Continue evaluating whether these properties embody a distinguishing character, time period and architecture, which could lead to historic designation.	Town Administration; Design Review Board	Underway
<b>CRI.10</b> Create a program to identify and distinguish historic properties.	Town Administration; Town Council	Underway
<b>CRI.11</b> Create interpretive signage to acknowledge and share information about historically significant sites on the Island.	Town Administration; Town Council	Underway
<b>CULTURAL RESOURCES POLICY 2: ENCOURAGE THE PRESERVATION AND RESTORATION OF ALL ISLAND BATTERIES, INCLUDING BATTERIES CAPRON AND BUTLER.</b>		
<b>CR2.1</b> Support such groups as the Battery Gadsden Cultural Center, Friends of Battery Logan, and others in efforts consistent with this goal.	Town Council	Ongoing
<b>CR2.2</b> Support the creation of a new volunteer organization dedicated to the preservation and restoration of island-wide historic military structures.	Town Council	Ongoing
<b>CULTURAL RESOURCES POLICY 3: CONTINUE THE MUTUALLY BENEFICIAL AND SUPPORTING RELATIONSHIPS WITH THE UNITED STATES NATIONAL PARK SERVICE, FORT MOULTRIE.</b>		
<b>CR3.1</b> The Town should work to maintain a strong mutually cooperative bond with Fort Moultrie in support of activities such as Carolina Day and various other events conducted by the Park Administration.	Town Administration	Ongoing



## ECONOMIC GOALS AND OBJECTIVES

The Town of Sullivan's Island maintains a quaint business district that provides both visitors and residents a place to congregate and patron. Likewise, the natural amenities\* such as the beaches and water provide access for those same groups. The local economy depends on both the business district and the natural environment to thrive. As such, the Town has adopted the following goals, policies and implementation strategies:

<b>ECONOMIC GOAL:</b> <i>Preserve the business district size, scale, and local atmosphere.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>ECONOMIC POLICY 1: THROUGH LAND USE AND ZONING REGULATIONS, MONITOR EXISTING AND FUTURE BUSINESS USES.</b>		
<b>E1.1</b> Maintain zoning regulations that preserve the character and do not change the fabric of the district.	Planning Commission; Town Council; Town Staff	Ongoing
<b>E1.2</b> Review and amend (if needed) commercial design guidelines within the Commercial District. Monitor and regulate design through the Design Review Board.	Planning Commission; Town Council; Town Staff; Design Review Board	Ongoing
<b>ECONOMIC POLICY 2: REVISIT THE COMMUNITY COMMERCIAL DISTRICT MASTER PLAN</b>		
<b>E2.1</b> Update the Community Commercial District Master Plan when needed. Following the Stith Park Master Plan, make sure both plans are complementary to one another.	Town Staff	Short- & Long-term
<b>E2.2</b> Re-evaluate parking within the Commercial District.	Town Staff	Ongoing



**ECONOMIC POLICY 3: MONITOR THE RANGE OF ECONOMIC OPPORTUNITIES WITHIN THE TOWN TO CONTINUOUSLY MEET THE NEEDS OF THE LOCAL AND VISITING POPULATION.**

<b>E3.1</b> Support private and public investment in the local historic, cultural, and natural resources as a driver for economic development.	Town Staff	Ongoing
<b>E3.2</b> Review ACS, Census, and Business license data annually and monitor changes in home occupations.	Town Staff	Ongoing
<b>E3.3</b> Encourage service-based businesses that provide daily services to residents rather than tourists and visitors	Town Staff	Ongoing
<b>E3.4</b> Invest in community-wide streetscaping, local art, murals, sidewalk art, and other assets to enhance pedestrian activity and the Town's unique sense of place.	Town Staff	Ongoing





## TRANSPORTATION GOALS AND OBJECTIVES

The purpose of Sullivan's Island transportation planning efforts is to ensure a safe, functional and well-maintained network that is consistent with the character of the Island and lifestyles of the population. The network and infrastructure should strive to make it feasible and safe for Town residents and visitors to enjoy various modes of transport, including automobiles, bicycles and walking, as well as to recognize the growing use of golf carts. In addition, as part of a larger metropolitan area, the Town should be an active partner in regional and public transportation discussions and policy making:

TRANSPORTATION GOAL: <i>Ensure the transportation needs of those who live, work and play on Sullivan's Island are met.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>TRANSPORTATION POLICY 1: THE TOWN WILL CONTINUE TO KEEP PROCESSES IN PLACE THAT ENSURE SULLIVAN'S ISLAND RECEIVES ITS FAIR SHARE OF FEDERAL, STATE AND COUNTY FUNDING TO ENHANCE THE ROADWAY AND PEDESTRIAN SYSTEMS</b>		
<b>T1.1</b> Continue exploration of federal, state and local funding opportunities to enhance Sullivan's Island's transportation network	Town Administration	Ongoing
<b>T1.2</b> Coordinate with SCDOT and pursue funding through all funding sources, such as the Charleston County Transportation Committee (CTC) or other repaving or maintenance funding sources	Town Council; Town Administration	Ongoing
<b>TRANSPORTATION POLICY 2: SUPPORT AND PROMOTE COMMUNITY BICYCLE AND PEDESTRIAN EFFORTS TO PROMOTE SAFETY AND ACCESS FOR BOTH RESIDENTS AND VISITORS</b>		
<b>T2.1</b> Create a Bicycle/Pedestrian Advisory Committee.	Town Administration	Ongoing
<b>T2.2</b> Continue to support the needs of the East Coast Greenway and Battery 2 Beach trail systems.	Town Staff	Ongoing
<b>T2.3</b> Look for ways to improve pedestrian connectivity along Middle Street, especially the south side	Town Administration	Ongoing
<b>T2.4</b> 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 St. Elementary School.	Town Administration	Ongoing



<b>T2.5</b> Seek grants and resources to establish safe routes for students attending Sullivan's Island Elementary School.	Town Administration; Town Council	Short-term
<b>T2.6</b> When available, seek funding and opportunities to provide additional handicap parking spaces and improve beach path approaches.	Town Administration	Ongoing
<b>TRANSPORTATION POLICY 3: DEVELOP A COMMUNITY-WIDE EDUCATION PROGRAM REGARDING THE RULES AND REGULATIONS FOR OPERATING GOLF CARTS OR LOW SPEED VEHICLES (LSV) ON TOWN STREETS.</b>		
<b>T3.1</b> Collect all applicable state and Town regulations regarding the operation of golf carts and LSV.	Town Administration	Short-term
<b>T3.2</b> Distribute printed copies of rules and regulations and post these on the TOSI website	Town Administration	Short-term
<b>T3.3</b> Enforce the rules and regulations regarding golf cart usage and other small motorized vehicles, such as electric bikes and electric skateboards.	Town Staff; Law Enforcement	Ongoing
<b>TRANSPORTATION POLICY 4: CONTINUE TO IMPROVE ROADWAYS ON THE ISLAND</b>		
<b>T4.1</b> Implement plans, as funding is available, for street tree planting, as well as pursuing a commitment from utility companies to place all utility lines underground with decorative, environmentally sensitive lamp posts replacing the streetlights currently on the poles.	Town Council; Town Administration	Long-term
<b>T4.2</b> Work with DOT to improve Island wide signage and better direction for visitors.	Town Administration	Ongoing
<b>TRANSPORTATION POLICY 5: CONTINUE PARTICIPATION IN ALL OPPORTUNITIES FOR PUBLIC TRANSPORTATION</b>		
<b>T5.1</b> Remain active in CARTA	Town Council	Ongoing



## TRANSPORTATION POLICY 6: ADDRESS COMMUNITY PARKING NEEDS

<b>T6.1</b> Examine parking management solutions for Middle Street for the entire community Commercial District	Town Administration	Ongoing
<b>T6.2</b> Restripe parking lines within the Commercial District	Town Administration	Short-term
<b>T6.3</b> Ensure ADA compliance with all parking facilities on the island	Town Administration	Ongoing
<b>T6.4</b> Revisit parking management plan and streetcaping for Commercial District and Middle Street.	Town Council; Town Administration	Mid-term

## TRANSPORTATION POLICY 7: FUTURE TRANSPORTATION ISSUES

<b>T7.1</b> Assess and create policies for Uber/Lyft transportation services (i.e. specific drop-off/pickup locations that do not impede traffic)	Town Administration	Short-term
<b>T7.2</b> Monitor advancing technologies such as Connected/Autonomous Vehicles (CAVs).	Town Administration	Long-term
<b>T7.3</b> Continue evaluating signage and landscaping improvements islandwide.	Town Administration	Long-term





## LAND USE GOALS AND OBJECTIVES

The purpose of Sullivan's Island land use planning efforts is to ensure that the Town maintains its small-town character and controls the land uses currently present on the Island, as well as maintain future growth. The following objectives and policies are a guiding framework to achieve these ends:

LAND USE GOALS:		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>LAND USE POLICY 1: PRESERVE THE SINGLE-FAMILY RESIDENTIAL CHARACTER OF THE ISLAND</b>		
<b>LU1.1</b> Keep housing density low through maintaining half-acre lot sizes and other regulations	Town Council; Planning Commission	Ongoing
<b>LU1.2</b> Continue to prohibit multifamily development	Town Council; Planning Commission	Ongoing
<b>LU1.3</b> Continue to restrict the short-term rental market and enforce all policies pertaining to the regulations.	Town Council; Town Administration	Ongoing
<b>LU1.4</b> Consider creation of an “institutional” or “governmental” zoning district to properly separate more intensive uses from residential properties by way of zoning standards.	Town Council; Town Administration; Planning Commission	Completed
<b>LAND USE POLICY 2: PRESERVE AND MAINTAIN THE ECLECTIC NATURE OF THE ISLAND ARCHITECTURE</b>		
<b>LU2.1</b> Continue to implement policies and encourage building options that prevent demolition of structures that contribute to the historic fabric and eclectic sense of place.	Town Council; Town Administration; Design Review Board	Ongoing
<b>LU2.2</b> Encourage training and certification of board members and staff involved with historic review.	Town Council; Town Administration	Ongoing
<b>LU2.3</b> Explore advantages of tax incentives in historic preservation efforts.	Town Council; Town Administration	Ongoing



**LAND USE POLICY 3: BALANCE THE VIABILITY OF THE COMMERCIAL DISTRICT WITH THE RESIDENTIAL NATURE OF THE ISLAND.**

**LU3.1** Consider implementing a process to update the Commercial District Master Plan.

Town Council; Town Administration;  
Planning Commission

Ongoing

**LAND USE POLICY 4: DISCOURAGE LOSS OF HISTORIC COMMERCIAL STRUCTURES NOT LOCATED WITHIN THE COMMERCIAL DISTRICT DUE TO INABILITY TO USE THE STRUCTURES BECAUSE OF ZONING RESTRICTIONS AND MAINTENANCE REQUIREMENTS.**

**LU4.1** Investigate methods to allow and encourage adaptive reuse of military era structures island-wide.

Town Council; Town Administration;  
Planning Commission

Ongoing

**LAND USE POLICY 5: ENHANCE AND INCREASE PUBLIC AND PROTECTED OPEN SPACE WHENEVER POSSIBLE.**

**LU5.1** Encourage the transformation of Town-owned property into public protected open space.

Town Council; Town Administration

Ongoing

**LU5.2** Investigate protection, such as a conservation easement, on the designated conservation recreation space.

Town Council; Town Administration

Ongoing

**LU5.3** Encourage public use of Town owned properties by establishing passive use corridors and other measures that allow the public to feel safe and enjoy the lands and expansive views from these public properties.

Town Administration; Town Staff

Short-term

**LU5.4** Improve and maintain the existing public dock for crabbing and other water-related activities within the Conservation and Recreation Land Use areas.

Town Administration; Town Staff

Short-term

**LAND USE POLICY 6: ADDRESS NEIGHBORHOOD AND COMMUNITY DESIGN CONCERNS REGARDING SENSE OF PLACE ON THE ISLAND.**

**LU6.1** Establish a task force that will revise land use regulations by review of the existing Zoning Ordinance to ensure that future construction is respectful of the Island's traditional mass, height, scale, proportionality to lot size, neighborhood compatibility, and historic resources.

Town Council; Planning Commission

Ongoing

**LU6.2** Conduct an evaluation of residential design guidelines to ensure consistency with the Island's open and informal character as it relates to landscape design, fences, site design, and other architectural elements.

Town Council; Town Administration;  
Planning Commission

Ongoing



## NATURAL RESOURCE GOALS AND OBJECTIVES

As a low-lying barrier island, the Town of Sullivan's Island faces many benefits and challenges involved with living in such a dynamic ecosystem. This element strives to retain and preserve the Island's natural resources and also protect the community's health and quality of life. As such, the Town has adopted the following goal, policies and strategies:

<b>NATURAL RESOURCES GOAL:</b> <i>Retain and preserve all of the Island's natural resources including open-spaces, dunes and dune vegetation, maritime forests, tree canopy, wetlands, and native wildlife of front and back beaches through best management practices and public services.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>NATURAL RESOURCES POLICY 1: THE TOWN WILL ENSURE LOCAL ORDINANCES, ADMINISTRATIVE POLICIES AND PLANS PRESERVE THESE NATURAL RESOURCES.</b>		
<b>NRI.1:</b> Identify existing public accesses needing constructed walkovers that include appropriate access and parking for handicapped visitors. Pursue funding through gifts and grants to construct and maintain beach accesses.	Town Administration; Town Council	Ongoing
<b>NRI.2</b> Inventory and evaluate each beach access to determine ways to limit damage and mitigate environmental impacts.	Town Administration; Town Council	Ongoing
<b>NRI.3</b> Create and budget for a maintenance cycle to keep the beach accesses well maintained and useable.	Town Administration; Town Council	Underway
<b>NRI.4</b> Town should install and maintain sufficient and appropriate signs at beach accesses to inform visitors of ordinances that protect natural dunes and beach resources	Town Administration; Town Council	Ongoing
<b>NRI.5</b> Continue to provide for adequate animal waste, reuse and recycling resources at beach access paths. Encourage citizen volunteer groups and private litter management programs for all public spaces.	Town Administration; Town Council	Ongoing
<b>NRI.6</b> Update and incorporate into the Town's Beachfront Management Plan a program to stabilize, maintain the dunes. Enforce ordinances pertaining to walking or climbing on the dunes.	Town Administration; Town Council	Ongoing
<b>NRI.7</b> Enforce and strengthen existing ordinances and utilize state laws against illegal cutting in the maritime forest,	Town Administration; Town Council	Ongoing





**NATURAL RESOURCES POLICY 2: THE TOWN RECOGNIZES THE NEED TO PROTECT THE AREAS OF THE ISLAND VULNERABLE TO FLOODING AND EROSION THAT MAY JEOPARDIZE PUBLIC INFRASTRUCTURE AND PRIVATE PROPERTY.**

<b>NR2.1</b> Identify and pursue funding sources, including but not limited to public and private grants	Town Administration; Town Council	Ongoing
<b>NR2.2</b> Determine if “best practices” to control erosion are being utilized and, if not, seek to have best practices identified and implemented	Planning Commission; Town Council	Short-term
<b>NR2.3</b> Seek methods to mitigate the erosion problems in the Island’s most vulnerable areas.	Town Council	Ongoing
<b>NR2.4</b> Collaborate with SCDOT, Charleston County, and DES Bureau of Coastal Management (BCM) to establish and improve stormwater drainage improvements island-wide and improvements of all marsh outfalls. Where appropriate, use Town staff to facilitate and implement all improvement projects.	Town Council; Town Administration	Underway

**NATURAL RESOURCES POLICY 3: THE TOWN WILL IDENTIFY AND IMPLEMENT STRATEGIES THAT CREATE AND ENHANCE GREEN SPACES AND PASSIVE PARKS WITHIN THE COMMUNITY.**

<b>NR3.1</b> Complete the Sullivan’s Island Accreted Land Management Plan with the broadest possible community participation and input, as an integral part of the Town’s resiliency plan.	Town Council; Town Administration	Ongoing
<b>NR3.2</b> Consider other opportunities for “pocket” parks, scenic overlooks and other passive recreational areas. Preserve public access to open-spaces and public lands community-wide.	Town Council; Town Administration	Ongoing
<b>NR3.3</b> Continue to encourage conservation easements to protect open space on the Island and continue to encourage conservation easement structures as part of the Island’s policy of retreat from beachfront development.	Town Council; Town Administration	Ongoing
<b>NR3.4</b> Move forward with the construction to complete Phase II of the Nature Trail in the maritime forest.	Town Administration; Town Council	Underway
<b>NR3.5</b> Continue planning and seeking grant funding to expand the Nature Trail to Phase III.	Town Administration	Short-term



#### NATURAL RESOURCES POLICY 4: ENCOURAGE THE USE OF NATIVE VEGETATION AND PROTECTION OF EXISTING TREES ON PUBLIC AND PRIVATE PROPERTY.

NR4.1 Maintain existing ordinances to maximize the opportunities for the use of native vegetation.	Tree Commission; Town Council; Town Administration	Ongoing
NR4.2 Continue to set an example by planting native plants in public areas.	Planning Commission; Town Council	Ongoing
NR4.3 Review and update, as required, the existing tree protection ordinance.	Tree Commission; Town Council; Town Administration	Ongoing
NR4.4 Consider adopting policies and programs to keep the Tree City USA designation	Tree Commission; Town Council; Administration	Ongoing
NR4.5 Support and expand the activities and offerings for the Town's Arbor Day celebration.	Tree Commission; Town Administration; Town Council	Short- & Mid-term
NR4.6 Develop a plan to reduce invasive species to manageable levels in the maritime forest and across the island.	Tree Commission; Town Council; Town Administration	Short- & Mid-term

#### NATURAL RESOURCES POLICY 5: CONTINUE TO RECOGNIZE THAT THE MARSHES, BEACHES AND WATERWAYS ON AND ADJACENT TO THE ISLAND ARE CRITICAL HABITATS THAT REQUIRE SPECIAL PROTECTION

NR5.1 Continue supporting efforts to protect these areas, not only for the wildlife habitat that exists there but also for the enjoyment and safety of the residents of the Town.	Town Council	Short-term
NR5.2 Continue to participate in the ocean and marsh water quality monitoring programs.	Town Council	Short-term
NR5.3 Continue partnership with Charleston County to ensure full compliance with NPDES Phase II requirements and take any other steps necessary for timely permitting of stormwater systems.	Town Council; Town Administration	Ongoing
NR5.4 Continue to encourage the use of pervious surfaces with all public and private development.	Town Council; Town Administration	Ongoing
NR5.5 Evaluate and maintain zoning regulations that limit the amount of impervious surface coverage for development and protect adjacent properties from surface stormwater runoff.	Town Council; Town Administration	Ongoing



**NATURAL RESOURCES POLICY 6: 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.**

<b>NR6.1</b> The Town will continue to enforce existing ordinances that will support the protection of seasonal turtle and bird habitats.	Town Council	Short-term
<b>NR6.2</b> Encourage and support community participation to protect turtle and seabird habitats.	Planning Commission; Town Council	Mid-term
<b>NR6.3</b> Continue to manage the coyote population to protect native species from this potentially lethal threat and to maintain a safe atmosphere for enjoying the natural environment.	Town Council; Town Administration	Ongoing

**NATURAL RESOURCES POLICY 7: MONITOR SILTING IN THE WATERWAYS ON OR ADJACENT TO THE ISLAND AND DETERMINE WHAT, IF ANY, ACTIONS SHOULD BE TAKEN TO PRESERVE THE WATERWAYS AND ENCOURAGE ADEQUATE DRAINAGE OF THE ISLAND-WIDE STORMWATER SYSTEM.**

<b>NR7.1</b> Recognize strategies for maintaining drainage into the marsh and creek waterways while preserving this area as a vital habitat for birds and other marine life.	Town Council; Town Administration	Ongoing
<b>NR7.2</b> Explore potential grants and other funding options to accomplish regular, reliable, effective dredging of the Intracoastal Waterway, Cove Creek and other waterway areas.	Town Council; Town Administration	Ongoing

**NATURAL RESOURCES POLICY 8: IMPROVE ISLAND-WIDE MOSQUITO ABATEMENT AND EDUCATIONAL OUTREACH.**

<b>NR8.1</b> Coordinate with County agencies to ensure regular, effective mosquito abatement treatment, and useful public outreach to educate the general public on mosquito control.	Town Council; Town Administration	Ongoing
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## RESILIENCY AND SEA LEVEL RISE GOALS AND OBJECTIVES

Sullivan's Island faces many challenges involving localized flooding from king tides and storm events, as well as storm surge from hurricanes. This section is intended to provide goals, policies and a series of initiatives that are designed to strengthen the Town's resilience to these and other challenges.

<b>RESILIENCY &amp; SLR GOAL:</b> <i>Identify initiatives that will improve the Town's ability to withstand the effects of sea level rise, resulting in more frequent tidal flooding, storm surge, and other flooding events.</i>		
OBJECTIVES	RESPONSIBLE PARTIES	TIMEFRAME
<b>RESILIENCY AND SLR POLICY 1: ESTABLISH STORMWATER MANAGEMENT SYSTEMS TO REDUCE AND ADAPT TO THE EFFECTS OF SEA LEVEL RISE (SLR): STORM EVENTS, KING TIDES AND OTHER REGULAR FLOODING EVENTS. ENSURE PUBLIC SAFETY GIVEN FLOODING AND STORM SURGE POTENTIAL.</b>		
<b>R1.1</b> Coordinate with the Charleston Resilience Network, DES-BCM, the City of Charleston, Sea Grant Consortium, NOAA, SCOR, and other public and private organizations to consider policies that encourage resiliency towards the impacts of flooding, storm surge and high water.	Town Council; Town Administration	Ongoing
<b>R1.2</b> Continue participation in FEMA's Community Rating System (CRS) to reduce flood risk on Sullivan's Island and decrease flood insurance costs.	Town Council; Town Administration	Ongoing
<b>R1.3</b> Develop a comprehensive sea level rise adaptation strategy that explains high water and storm surge impacts and identifies goals, needs, and strategies to ensure Sullivan's Island is resilient to flooding, storm surge and high-water impacts in the future.	Town Council; Town Administration	Ongoing
<b>R1.4</b> Ensure that all SLR adaptation strategies and any future resilience and SLR adaptation plans corresponds with all state and county plans. Ensure goals and strategies are updated and tracked to improve eligibility for state and federal grant opportunities.	Town Council; Town Administration	Ongoing
<b>R1.5</b> Complete the Accreted Land Management Plan as an integral part of the Town's comprehensive SLR and resiliency strategy.	Town Council; Town Administration	Ongoing



<b>R1.6</b> Develop a comprehensive stormwater master plan to identify problem areas, consider solutions, and create a list of implementable projects to improve the conveyance of stormwater from private properties to the outfalls on the back of the island.	Town Council; Town Administration	Underway
<b>R1.7</b> Enforce and enhance existing local ordinances and state laws, including non-conversion agreements, new development stormwater plans, and illegal cutting.	Town Council; Town Administration	Ongoing
<b>EMERGENCY PREPAREDNESS - POLICY 2: ENHANCE THE EXISTING COMMUNITY-WIDE EMERGENCY REACTION TRAINING PROGRAM AND COMMUNICATION SYSTEM.</b>		
<b>R2.1</b> Prepare and host appropriate informational sessions for community residents, providing particular focus on new coastal residents.	Town Council; Town Administration	Ongoing
<b>R2.2</b> Assist vulnerable members of the Island's population during emergency situations. Ensure an up-to-date list is maintained for outreach.	Town Council; Town Administration	Ongoing
<b>R2.3</b> Continue to improve community-wide system of notification in case of emergency situations (consider all forms of mobile technology).	Town Council; Town Administration	Ongoing
<b>R2.4</b> Ensure emergency preparedness protocols correspond with community resiliency goals and objectives.	Town Administration; Town Council	Ongoing
<b>R2.5</b> Ensure emergency alerts correspond with the Town's website and written notices.	Town Administration	Ongoing
<b>R2.6</b> Continue to coordinate with Charleston County, SCDOT, DES, SCEMD, and other agencies in providing a safe and efficient response in the event of an emergency.	Town Staff; Town Administration	Ongoing





**STORMWATER MANAGEMENT - POLICY 3: CONTINUE TO COORDINATE WITH CHARLESTON COUNTY AND SCDOT IN THE MAINTENANCE OF AND IMPROVEMENTS TO STORMWATER INFRASTRUCTURE.**

R3.1 Add a stormwater Resource page on the TOSI website to provide residents with additional information and education regarding stormwater.	Town Staff	Ongoing
R3.2 Continue to advocate for improvements to the state-owned and maintained stormwater infrastructure.	Town Staff; Town Administration	Ongoing
R3.3 Complete mapping and prioritization of drainage system improvements being funded by APRA and SCIP programs.	Town Staff; Town Administration	Ongoing







# SULLIVAN'S ISLAND COMPREHENSIVE PLAN 2024 5-YEAR REVIEW

Adopted Month XX, 2025



BERKELEY-CHARLESTON-DORCHESTER  
COUNCIL OF GOVERNMENTS