



# Table of Contents

<b>CHAPTER 1: INTRODUCTION.....</b>	<b>1</b>
<i>Purpose.....</i>	4
<i>Public Engagement.....</i>	5
<i>Vision .....</i>	5
<i>Guiding Principles .....</i>	5
<b>CHAPTER 2: POPULATION ELEMENT .....</b>	<b>7</b>
<i>History.....</i>	9
<i>Projections.....</i>	10
<i>Demographics .....</i>	11
<i>Households.....</i>	12
<i>Educational Attainment .....</i>	12
<b>CHAPTER 3: HOUSING ELEMENT .....</b>	<b>13</b>
<i>Building Permits for New Home Construction .....</i>	17
<i>Housing Tenure.....</i>	17
<i>Median Home Sales Price.....</i>	18
<i>Affordability .....</i>	19
<i>Design Review Board.....</i>	20
<i>Future Housing Needs and Opportunities.....</i>	20
<i>Workforce Housing .....</i>	20
<b>CHAPTER 4: COMMUNITY FACILITIES ELEMENT.....</b>	<b>21</b>
<i>Town Government and Departments.....</i>	23
<i>Public Safety &amp; Emergency Management .....</i>	24
<i>Public Works (Maintenance Department).....</i>	26
<i>Emergency Operations Center .....</i>	26
<i>Emergency Medical Services (EMS) .....</i>	26
<i>Water and Sewer Department.....</i>	27
<i>Stormwater Management .....</i>	29
<i>Other Utilities .....</i>	32
<i>Health Care.....</i>	32
<i>Parks and Recreation Facilities .....</i>	33
<i>Educational Facilities .....</i>	36

<b>CHAPTER 5: CULTURAL RESOURCES ELEMENT .....</b>	<b>37</b>
<i>History .....</i>	39
<i>Historic Sites and National Monuments.....</i>	43
<i>Historic Districts.....</i>	45
<i>Other Island Cultural Resources.....</i>	52
<i>Residential Areas .....</i>	52
<i>Commercial Area .....</i>	53
<i>Natural and Scenic Areas .....</i>	53
<i>Religious Sites.....</i>	54
<i>Entertainment and Community Activities.....</i>	54
<b>CHAPTER 6: ECONOMIC ELEMENT .....</b>	<b>57</b>
<i>Income.....</i>	59
<i>Labor Force .....</i>	60
<i>Business and Industry Analysis.....</i>	61
<b>CHAPTER 7: TRANSPORTATION ELEMENT .....</b>	<b>63</b>
<i>Roads .....</i>	65
<i>Bicycle and Pedestrian Facilities .....</i>	68
<i>Public Transportation.....</i>	68
<i>Sullivan's Island Resident's Transportation Patterns.....</i>	69
<i>Commercial District Transportation Improvements.....</i>	71
<b>CHAPTER 8: LAND USE ELEMENT .....</b>	<b>73</b>
<i>Town Character.....</i>	75
<i>Existing Land Use.....</i>	77
<i>Commercial District .....</i>	78
<i>Community Commercial Overlay Districts (CCOD) .....</i>	79
<i>Residential District.....</i>	80
<i>Historic District Overlay .....</i>	81
<i>Future Land Use .....</i>	81
<i>Land Use and Development Standards .....</i>	81
<b>CHAPTER 9: NATURAL RESOURCES ELEMENT.....</b>	<b>83</b>
<i>Barrier Island Characteristics .....</i>	85
<i>Beach and Marsh Ecological Habitats.....</i>	88
<i>Wildlife and Vegetation.....</i>	89
<i>Tree Preservation .....</i>	90
<i>Birds .....</i>	90

<i>Sea Turtles</i> .....	90
<i>Physiography and Topography</i> .....	92
<i>Water Quality (Hydrology)</i> .....	94
<i>Climate and Precipitation</i> .....	95
<i>Previous Plans, Policies and Initiatives</i> .....	95
<b>CHAPTER 10: RESILIENCY &amp; SEA LEVEL RISE ELEMENT</b> .....	<b>99</b>
<i>Resilience Planning and Adaptation to Sea-level Rise</i> .....	101
<i>Local Challenges</i> .....	101
<i>Sullivan's Island Needs Assessment</i> .....	102
<i>Mapping Sea Level Rise</i> .....	103
<i>Adaptation Strategy</i> .....	104
<b>CHAPTER 11: PRIORITY INVESTMENT ELEMENT</b> .....	<b>109</b>
<i>Financial Portfolio</i> .....	111
<i>Revenue</i> .....	111
<i>Expenses</i> .....	113
<i>Financial Opportunities</i> .....	113
<i>Coordination</i> .....	116
<i>Transportation Coordination</i> .....	116
<b>APPENDIX A.1: PUBLIC ENGAGEMENT (2017 COMP PLAN)</b> .....	<b>117</b>
<i>Introduction</i> .....	119
<i>Project Website</i> .....	119
<i>Opportunities for Public Input</i> .....	119
<i>Existing Conditions</i> .....	121
<i>Open House Feedback – November 8, 2017</i> .....	121
<i>Sullivan's Island Open House Online Survey</i> .....	123
<i>Online Surveys – Individual Elements</i> .....	127
<i>General Online Survey</i> .....	129
<i>Final Planning Commission Meeting</i> .....	129
<i>Town Council Public Hearing</i> .....	130
<b>APPENDIX A.2: PUBLIC ENGAGEMENT (5-YEAR REVIEW)</b> .....	<b>132</b>
<i>Introduction</i> .....	132
<i>Project Website</i> .....	132
<i>Opportunities for Public Input</i> .....	132
<i>Sullivan's Island Online Transportation Survey Responses</i> .....	134
<i>Feedback from Open Houses Discussing Each Element</i> .....	141

<i>Public Hearings at Planning Commission Meetings</i> .....	142
<i>Town Council Public Hearing</i> .....	142
<b>APPENDIX B: GOALS &amp; OBJECTIVES</b> .....	<b>145</b>
<i>Executive Summary</i> .....	147
<i>Population Goals &amp; Objectives</i> .....	148
<i>Housing Goals &amp; Objectives</i> .....	150
<i>Community Facilities Goals &amp; Objectives</i> .....	152
<i>Cultural Resources Goals &amp; Objectives</i> .....	155
<i>Economic Goals &amp; Objectives</i> .....	157
<i>Transportation Goals &amp; Objectives</i> .....	159
<i>Land Use Goals &amp; Objectives</i> .....	162
<i>Natural Resources Goals &amp; Objectives</i> .....	164
<i>Resiliency and Sea Level Rise Goals &amp; Objectives</i> .....	168



# Acknowledgments

The Comprehensive Plan 5-Year Review was conducted over a one-year period (2023-2024) and involved many people. Those listed below served in some capacity, over time, to help create the document during the input, drafting or final approval stage of the plan.

## *Town Council*

Pat O'Neil – Mayor  
Justin Novak – Mayor Pro Tempore  
Gary Visser  
Jody Latham  
Ned Higgins  
Carl Hubbard  
Scott Millimet

## *Planning Commission*

Manda Poletti - Chair \*  
Laura Schroeder - Vice Chair \*  
Sydney Cook \*  
Charlie Cole  
Mark Howard  
Gallia Coles  
David Peterseim

## *\*Steering Committee Member*

### *Town Staff*

Joe Henderson - Town Administrator  
Charles Drayton - Director of Planning and Zoning  
Jessi Gress - Planning and Zoning Assistant & Photographer  
Pam Otto - Planning Commission Secretary  
Max Wurthmann - Building Official  
Rebecca Fanning - Director of Natural Resources and Resiliency  
Jason Blanton - Comptroller  
Greg Gress - Water and Sewer Manager  
Anthony Stith - Fire Chief  
Glenn Meadows - Police Chief

## *Assistance provided by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)*

Kathryn Basha - Planning Director  
Wyatt Stitely - Regional Planner  
Kristin Burrows - Graphic Design

***Many citizens participated and provided valuable input during the open house and public hearing processes and we are grateful for their participation.***

