# Town of Sullivan's Island

**Town Council Special Meeting**
**Monday, March 21, 2016**
**Holy Cross Episcopal Church**
**2520 Middle Street, Sullivan's Island**
**5:00 PM – 7:00 PM**

## AGENDA

1. Call to Order and notification that the press and public were duly notified in accordance with State Law

2. Review of Transition Zone Plan passed at February 25, 2016 meeting and status of follow-up

3. Discussion of implementation of transition zone:
   a. Methods
   b. Financing
   c. Staging
   d. Other implementation issues

4. Public Comments

5. Adjourn – no later than 7 PM

# MANAGEMENT OF TRANSITION ZONE
# WITHIN THE SULLIVAN'S ISLAND PROTECTED LAND

## Introduction Principles

1. The Town of Sullivan's Island owns the accreted land that is protected by the deed restrictions with the Lowcountry Open Land Trust. Every Town resident and property owner has a stake in the property, regardless of the location of that individual's residence or property.

2. The accreted land (hereinafter known as the Protected Land) is protected for its aesthetic, scientific, educational, and ecological and safety value for all residents, as noted in the deed restrictions placed on this land with the Lowcountry Open Land Trust and within the Town of Sullivan's Island Code of Ordinances. It must be recognized that this land was placed in trust for the benefit of all Sullivan's Island residents.

3. As its owner, the Town has responsibilities to be a good steward of the land and a good neighbor to the owners of properties that abut its land.

   A management plan must benefit the long-term maritime eco-system and its impact on wildlife and vegetation. The Town also recognizes that scenic views and breezes inside and outside the accreted land are valuable natural resources.

4. The Town continues development of a comprehensive management plan for the Protected Land, pursuant to ongoing public Town Council meetings, initiated in 2008 and continuing to the present.

5. The Town recognizes its responsibility to establish a well-balanced management plan that facilitates the successful co-existence of residents with flora and fauna on the Island, while acknowledging its responsibilities as host to tourists who visit the beach year-round.

6. The establishment of a Transition Zone within the Protected Land has been identified by Town Council and the public, since 2009, as a desirable initiative in furtherance of the stated goals to be good stewards of the Protected Land and good neighbors to property owners who abut said land.

7. The Transition Zone will be a discrete area of land within the Protected Land parcel, running parallel to the ocean (east-west) for the length of the deed restricted property. This Zone shall be located generally between the most seaward residential property boundary extending one hundred feet in a southerly direction into the Protected Land. Where the most seaward residential property abuts the unimproved Bayonne Avenue right of way, that right of way shall be included in the Transition Zone and its depth will be part of the depth of the Transition Zone as described here.

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8. Residents and visitors traverse through the Protected Land, with its nascent maritime forest and diverse flora and fauna, to access the Town's public beaches and the Atlantic Ocean via beach boardwalks and footpaths from public streets and rights-of-way.

9. The Transition Zone will provide residents and visitors with the opportunity to experience a graduated introduction from developed land parcels and public streets to the Town's Protected Land diverse flora and fauna.

10. The Transition Zone will provide a safety buffer between developed land parcels and the Protected Land. This safety buffer will benefit residents, visitors and fauna habitats.

11. Likewise, the Transition Zone should provide opportunities for property owners abutting the Protected Land to experience the ocean breezes and scenic views that contribute to Sullivan's Island special sense of place.

12. The Town believes these mutually beneficial results shall be realized through active management of flora within the Transition Zone. Active management shall include the cutting and pruning of trees, underbrush, shrubs and invasive plants, to be managed and conducted by Town Staff or their designee.

13. The management of the Transition Zone Plan outlined herein shall be independent of the Town's management of the seaward balance of the Protected Land. The Transition Zone Plan is designed to complement the comprehensive Protected Land Management Plan currently under development.

**Transition Zone Specifications**

1. The Transition Zone will consist of two sub-bands totaling one-hundred feet (100'). The Zone shall be measured seaward from the end of residentially zoned land parcels into the Protected Land, through the unimproved Bayonne Avenue right of way where it exists. The Transition Zone shall run parallel to the Island, east-west, for the length of the Protected Land.

2. The Transition Zone shall comprise two (2) sub-bands:

    a. Band I: 0-40 feet, measured from the beginning of the Protected Land parcel (rear of residentially zoned land parcels)

    b. Band II: 40-100 feet, measured from the end of Band I.

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**Active Management Directives**

1. Band I (0-40 feet):

    a. All non-native invasive species of flora shall be eradicated.
    b. All trees ≥ 6" DBH shall be retained, except cedar and pine species
    c. All understory, shrubs (including myrtles), cedar and pine species and small trees (defined as < 6" DBH) shall be removed

2. Band II (40-100 feet):

    a. All non-native invasive species of flora shall be eradicated
    b. All trees shall be retained within this band
    c. Where the band is adjacent to the forest areas:
        i. All understory, shrubs and myrtles shall be removed
    d. Where the band is adjacent to grasslands, shrub and non-forest areas:
        i. Three-quarters (75%) of all existing myrtles shall be removed as will any that sprout in their place. 25% of myrtles shall remain in those areas where myrtles currently exist.

3. The Town's Transition Zone Plan activity and results shall be annually measured, reviewed and documented by Town Staff in concert with its contracted vendors. Thereafter, a report shall be remitted to Town Council, the Lowcountry Open Land Trust Conservancy and other agencies as required.

**Terminology:**

1. The term forest herein shall be defined as _____

2. The term non-forest shall be defined as _____

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*As established and defined by Town Council (6-1 vote) during its Special Council Meeting on Thursday, February 25, 2016*