

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, May 9, 2012**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, May 9, 2012 in Town Hall at 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chauncey Clark, Chair, Hal Currey, Aussie Geer, Anne Osborne Kilpatrick, Gary Visser and Carlsen Huey; Staff members Asst. to Administrator Darrow and Building Official Robinson.

**I. Call to Order.** Chairman Clark called the meeting to order and stated the press and public were duly notified pursuant to state law. He welcomed Carlsen Huey, appointed by Council to fill the unexpired term of John Winchester. He noted Commissioner Elaine Fowler had an excused absence.

**II. Approval of Agenda**

**MOTION: Mr. Visser made a motion to approve the May 9, 2012 agenda; seconded by Mr. Currey. MOTION UNANIMOUSLY PASSED.**

**III. Approval of Minutes.**

**MOTION: Mr. Currey made a motion to approve the April 11, 2012 minutes as presented; seconded by Ms. Geer. MOTION UNANIMOUSLY PASSED.**

**IV. Correspondence & General Public Comments - None**

**V. New Business**

**A. Five Year Review of Comprehensive Plan: Economic & Population Elements**

Commission continued discussion on the approach to the five-year review of the Comprehensive Plan. Mr. Clark noted the Commission could review the Comprehensive Plan and decide to recommend to Council changes to all, or part, of the Plan now, or note areas of consideration for the ten-year overall Plan review. The Commission discussed methods for reporting on Plan review: modifying the Plan or providing Council a review report, depending upon the level of detailed changes recommended.

Commission generally agreed to continue review of the Elements and respective Needs & Goals, noting new Element data, as available, and where the Town has made progress on existing Needs & Goals. The debate centered on whether the Commission wanted to do a full re-write of the Plan or render an "information only" report to Council.

After further discussion, the Commission decided to review the Plan monthly by Element and determine changes through motions each meeting. The motions and votes would be available to the public through minutes. At the end of the review, the Commission would hold a public hearing if necessary. Council could then decide whether to adopt any

proposed changes. Staff noted any Council changes to the 2008 Comprehensive Plan would go through the Town Ordinance process.

Commission discussed the value of establishing a schedule for review of the Comprehensive Plan. Generally, the Commission agreed to review and finish the Economic and Population Elements tonight. Chairman Clark noted Mr. Currey led the Commission through the 2008 Comprehensive Plan, when he was Planning Commission Chairman, and asked him to take the lead on the five-year Plan review.

### **Population Element**

Mr. Currey referenced and reviewed the Population Needs and Goals (page 27 of 101) of 2008 Comprehensive Plan. The Commission acknowledged receipt of updated population and economic data, provided by Staff (**Exhibit A**). However, the Commission did not identify a need to change the Population Needs & Goals.

**MOTION: Mr. Currey made the following motion, seconded by Ms. Kilpatrick, regarding the 2008 Comprehensive Plan Population Element: The Town continues to work toward the implementation strategies of the Needs and Goals established in the 2008 Comprehensive Plan. Changes in the population of Sullivan’s Island, as reflected in the 2010 U.S. Census, and other data that have become available will be attached to the existing Plan as an addendum.**

**Discussion:** None

**Call for Question:** MOTION UNANIMOUSLY PASSED.

### **Economic Element**

Mr. Currey referenced and reviewed the Economic Needs and Goals (page 33 of 101) of 2008 Comprehensive Plan. The Commission acknowledged receipt of updated population and economic data, provided by Staff (**Exhibit A**).

Chairman Clark noted that information about the Business District in the Economic Element (page 31 of 101 of Plan) should be updated to reflect passage of the Community Commercial Overlay District.

Ms. Kilpatrick noted that the Commission does not have the data for 10-year household income change from 2000-2010. She surmised that the change in housing prices and income should be significant from 1990-2000 and 2000-2010. Regarding Needs & Goals (page 33 of 101), Ms. Kilpatrick suggested the Commission include a goal in the next Plan review (10-year mark) to “explore the impact of income changes from 1990-2010 and how that associates with other Island characteristics, such as age and racial demographics.” She noted that an exploration of data might suggest new Needs and Goals recommendations, such as recreation, elderly services, etc. Ms. Kilpatrick noted that, in the next few years, slices of the 2010 US Census and tax income/expenditures will be analyzed. From this analysis, trend reports and projections will be issued over the coming years for areas such as household income, age, racial diversity, primary and

secondary homeowners, etc. The Commission would then be prepared to identify the impact of these changes on tax revenue, community services and other public issues.

**MOTION: Hal Currey made the following motion, seconded by Ms. Geer, regarding the 2008 Comprehensive Plan Economic Element: In the course of the review of demographic data now available, the Planning Commission notes that changes since the year 2000 may have an impact on future Town revenue and services. The Planning Commission recommends continued study of these data as they become available over the next five (5) years. The Planning Commission notes with pleasure that the Community Commercial District (CCD) Overlay District has been completed and approved by Town Council.**

**Discussion: None**

**Call for Question: MOTION UNANIMOUSLY PASSED.**

In June, Commission will review the Cultural Resources Element. Future elements for review will be Land Use and then Natural Resources. Commission directed Asst. to Administrator Darrow to coordinate data review with Staff and external agencies for updated information since the 2008 Comprehensive Plan review.

## **VI. Old Business**

### **A. Ongoing Town Projects – Status and Staff Report Building Official Robinson gave status report:**

1. **Sullivan’s Island Elementary School:** CCSD currently works toward final version of design-build for the new school. Demolition of existing building should occur in the next month or two.
2. **Municipal Facilities/Town Hall & Police Department:** Consultant Creech & Associates continues review of potential sites, to include consideration of 1714 Middle Street, previously the military PX/BX with historic designation, currently being used as a residence.

Ms. Kilpatrick, as a resident and neighbor of 1714 Middle Street, acknowledged her support of this property as an option for Town Hall and noted she submitted a letter to that effect to Council.

## **VII. Next Meeting – (6:30p.m.) Wednesday, June 13, 2012**

There being no further business, the meeting was adjourned at approximately 7:55 pm (Ms. Geer motioned; Mr. Currey seconded; unanimously passed).

Respectfully submitted,  
Lisa Darrow  
Asst. to Administrator

Approved at the Wednesday, June 13, 2012 Planning Commission Meeting

## May 9, 2012 Planning Commission Meeting

### Exhibit A

Population & Economic Elements  
Sullivan's Island, South Carolina  
Status Report: May 9, 2012

Author L. Darrow, Staff (05092012)

Update of information since the 2008 Sullivan's Island Comprehensive Plan

#### Population:

Population demographic data for the 2008 Comprehensive Plan was taken from the 2000 Census. The recently completed 2010 Census shows the following changes in Sullivan's Island population (Tables 1.1-1.3):

**Table 1.1: Population 2000 & 2010**

<b>Summary</b>	<b>2000</b>	<b>2010</b>	<b>Change</b>
Population	1,911	1,791	-6.30%
Households	797	765	-4.00%
Families	484	482	-0.50%
Average			
Household Size	2.4	2.34	-2.50%
Owner Occupied			
Housing Units	578	558	-3.60%
Renter Occupied			
Housing Units	219	207	-5.50%
Median Age	40.9	46.7	14.20%

**Source: U.S. Census Bureau, BCD-COG**

Census results reflect decreases, between 2000 and 2010, in population data points while the median age has increased during the ten-year period. Statistically valid population forecasts for 2011 and 2016 are not available for the Town to provide future trends.

Census data reflects an aging Town population between 2000 – 2010 (see Table 1.2 below), with a 88.8% fewer residents in the 25-54 age groups by 2010. Concurrently there is a 130.7% population increase in residents in the 55-74 age groups during the same ten-year period. Additionally, data indicates a downward trend in the youth population 15 years and younger. However, other data points should be considered, along with an accurate population forecast, before drawing conclusions on future demographic trends.

## **Exhibit A (continued)**

Population & Economic Elements  
Sullivan's Island, South Carolina  
Status Report: May 9, 2012

Author L. Darrow, Staff (05092012)

**Table 1.2: Population 2000 & 2010 by Age Groups**

<b>Population by Age</b>	<b>2000</b>	<b>2010</b>	<b>Change</b>
Under 5 Years	87	68	-22.0%
5 - 9 Years	145	126	-13.0%
10 - 14 Years	155	115	-26.0%
15 - 19 Years	95	106	12.0%
20 - 24 Years	72	80	11.0%
25 - 34 Years	228	152	-33.5%
35 - 44 Years	327	196	-40.0%
45 - 54 Years	373	316	-15.3%
55 - 64 Years	220	369	67.7%
65 - 74 Years	103	168	63.0%
75 - 84 Years	73	60	-10.0%
85 Years and Older	33	35	6.0%

**Source: U.S. Census Bureau, BCD-COG**

2010 Census data continues to reflect that the Town's racial demographics have remained flat over the past year. The majority of residents continue to self-identify as White with only 1.6% of the population identifying themselves as a race other than White (**Table 1.3 and Exhibit 1.1 below**).

**Table 1.3 Racial Data (2010)**

<b>Race and Ethnicity</b>	<b>2010</b>	
	Number	Percent
White Alone	1,762	98.4%
Black Alone	14	0.8%
American Indian Alone	0	0.0%
Asian Alone	3	0.2%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	2	0.1%
Two or More Races	10	0.6%
Hispanic Origin (Any Race)	20	1.1%

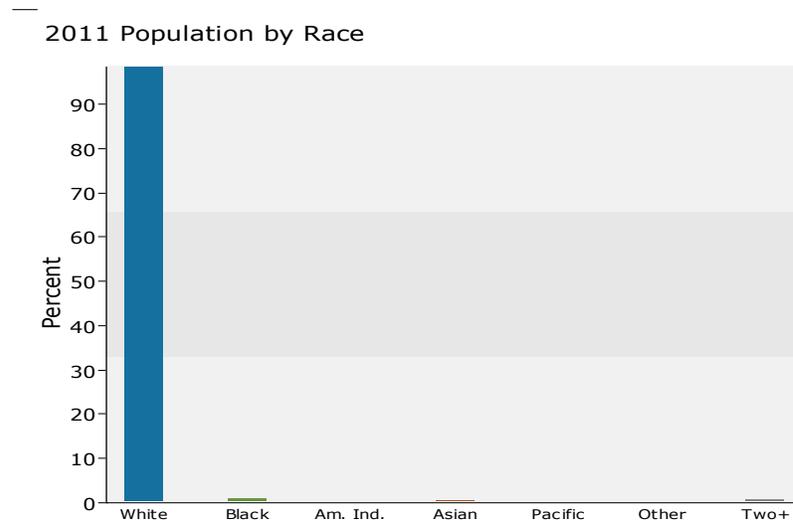
**Source: U.S. Census Bureau, BCD-COG**

## **Exhibit A (continued)**

**Population & Economic Elements  
Sullivan's Island, South Carolina  
Status Report: May 9, 2012**

**Author L. Darrow, Staff (05092012)**

### **Exhibit 1.1 Racial Data (2011 Estimates)**



**Source: U.S. Census Bureau. ESRI Forecast 2011, BCD-COG**

### **Economic:**

According to 2000 Census data, half of the Town households in 1999 earned less than \$100,000 per year (52.1%) but the largest percentage of households earned \$200,000 per year or more (19.6%) (*2008 Sullivan's Island Comprehensive Plan*, 28). 2010 Census results and preliminary income forecasting beyond 2010 confirm that the largest single percentage of households continues to be those earning \$200,000 per year or more (19.2%). Additionally, over half of Town households continue to earn less than \$100,000 per year (58.6%). However data shows that 41.5% of households earn \$100,000 and more per year with 22.3% of households earning between \$100,000 and \$200,000 per annum.

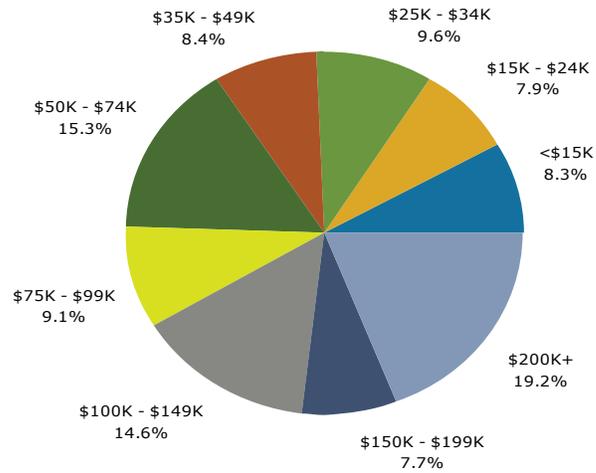
## **Exhibit A (continued)**

**Population & Economic Elements  
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**Author L. Darrow, Staff (05092012)**

### **Exhibit 1.2 Annual Household Income, Sullivan's Island**

2011 Household Income



**Source: U.S. Census, ESRI Forecast 2011/2016, BCD-COG**