

**LOCAL COMPREHENSIVE BEACH MANAGEMENT PLAN**

**TOWN OF SULLIVAN'S ISLAND**

**MAY 1992**

**Prepared for:**

**TOWN OF SULLIVAN'S ISLAND**

**Submitted by:**

**APPLIED TECHNOLOGY AND MANAGEMENT, INC.  
941 Houston Northcutt Blvd., Suite 103  
Mt. Pleasant, SC 29464  
(803) 884-8750**

## TABLE OF CONTENTS

	<u>Page</u>
<b>SECTION 1. BACKGROUND AND SUPPORTING DATA</b>	
1.1 Physical Description and Inventory of Shoreline Data....	1-1
1.1.1 Physical Setting.....	1-1
1.1.2 Prior Reports and Studies.....	1-1
1.1.3 Tidal Inlet Impacts.....	1-3
1.1.4 Beach Profile Data.....	1-5
1.1.5 Historic Shoreline Data.....	1-7
1.1.6 Erosion Rates.....	1-11
1.1.7 Littoral Transport and Sediment Budgets.....	1-11
1.1.8 Storms and Their Impacts.....	1-13
1.2 Natural Resources.....	1-18
1.2.1 Endangered Species and Critical Habitat Inventory.....	1-18
1.3 Present Land Use.....	1-21
1.4 Land Use, Zoning and Subdivision Controls.....	1-22
1.4.1 Town of Sullivan's Island.....	1-22
1.4.2 SCCC Oceanfront Setback Lines and Regulations.....	1-22
1.4.3 National Flood Insurance Program (NFIP).....	1-27
<b>SECTION 2. BEACH MANAGEMENT PLAN COMPONENTS</b>	
2.1 Town Policies for Beachfront Management.....	2-1
2.2 Town Beach Management Strategy.....	2-1
2.2.1 Conflicts Between Development and Oceanfront Setbacks.....	2-2
2.3 Erosion Control.....	2-2
2.3.1 Identification of Potential Problem Areas.....	2-2
2.3.2 Erosion Control Strategies.....	2-3
2.4 Protection and Restoration of Sand Dunes.....	2-4
2.4.1 Dune Restoration and Revegetation Guidelines.....	2-5
2.5 Funding for Beach/Dune Restoration and Nourishment.....	2-7
2.6 Maintenance of a Dry Sand and Ecologically Stable Beach.....	2-7
2.7 Protection of Endangered Species and Critical Habitats.....	2-8

**TABLE OF CONTENTS**

(continued)

	<u>Page</u>
2.7.1 Town Cooperation with Natural Resources Agencies.....	2-9
2.7.2 Regulation of Activities Affecting Protected Species and Habitats.....	2-9
2.8 Beach Access and Beach Use.....	2-11
2.9 Regulation and Vehicular Traffic.....	2-11
2.10 Permits and Mitigation for Construction Occurring Seaward of the 40-Year Setback Line.....	2-13
2.11 Stormwater Management and Drainage.....	2-15
2.12 Post-Disaster Recovery and Redevelopment.....	2-16

**SECTION 3. INVENTORIES AND OVERLAYS**

**SECTION 4. TOWN ORDINANCES**

**SECTION 5. REFERENCES**

**APPENDICES**

- A. SCCC Monument Descriptions
- B. Beach Profile Plots
- C. Open Land Trust Agreement
- D. RS/RC-1 Boundary, SCCC 40-Year Setback Line and Seaward Property Boundaries
- E. 1991 Beachfront Management Act
- F. SCCC Regulations and General Permits
- G. SCCC Guidelines for Sand Scraping and Sand Bagging
- H. Planting Guidelines for Dune Vegetation
- I. Town Disaster Plan

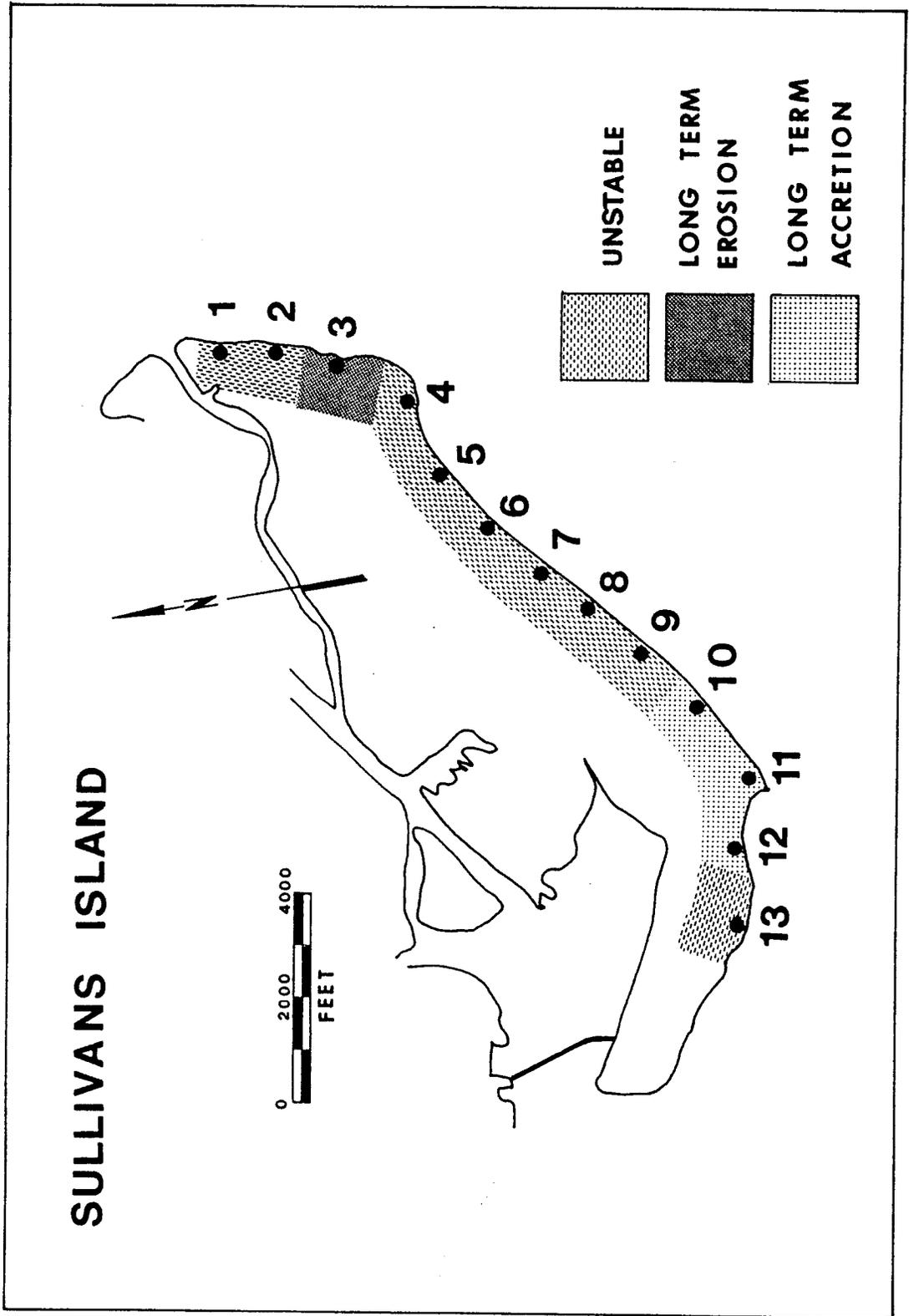


Figure 2. Shoreline Trends Deduced from Historic Aerial Photographs (numbers refer to measurement stations used by Stephen, et al., 1975).



## SECTION 1. BACKGROUND AND SUPPORTING DATA

### 1.1 Physical Description and Inventory of Shoreline Data

#### 1.1.1 Physical Setting

Sullivan's Island is a four mile long barrier island bounded on the north by Breach Inlet and Isle of Palms, and on the west by Charleston Harbor Entrance (see Figure 1). Beaches along Sullivan's Island are composed of well-sorted, fine sands. The beaches tend to be relatively wide and flat, and are backed by one or more low dune ridges along most of the island's length. The shoreline adjacent to Breach Inlet tends to be narrower and steeper due to the effects of channel migration and inlet shoal bypassing.

Tides in the vicinity are semidiurnal, with a mean range of 5.2 ft and a spring range of 6.1 ft (NOAA, 1990). Wave energy along the shoreline tends to be mild, with a mean significant wave height of 2.4 ft and a mean wave period of 5.7 sec (Jensen, 1983). Winds and waves tend to approach from the south and southeast during the summer months and from the northeast during the winter. The south/southeast direction of approach is more frequent but the northeast winds and waves are usually stronger, leading to a net direction of sediment transport along Sullivan's Island beaches from north to south.

Sediments transported from the Isle of Palms, across Breach Inlet and along the Sullivan's Island shoreline have tended to deposit along a one mile long area just inside the north jetty of Charleston Harbor Entrance. Over 600 ft of accretion have taken place in this area since 1921.

#### 1.1.2 Prior Reports and Studies

Given the accretional nature of the Sullivan's Island shoreline, there has been generally little effort devoted to the description and analysis of shoreline changes and coastal processes there. However, there have been several recent studies to document shoreline changes for the establishment of the South Carolina Coastal Council (SCCC) baseline and 40-year setback line along the Sullivan's Island shoreline using beach profile data and aerial photographs. Some of the more significant reports are summarized below.

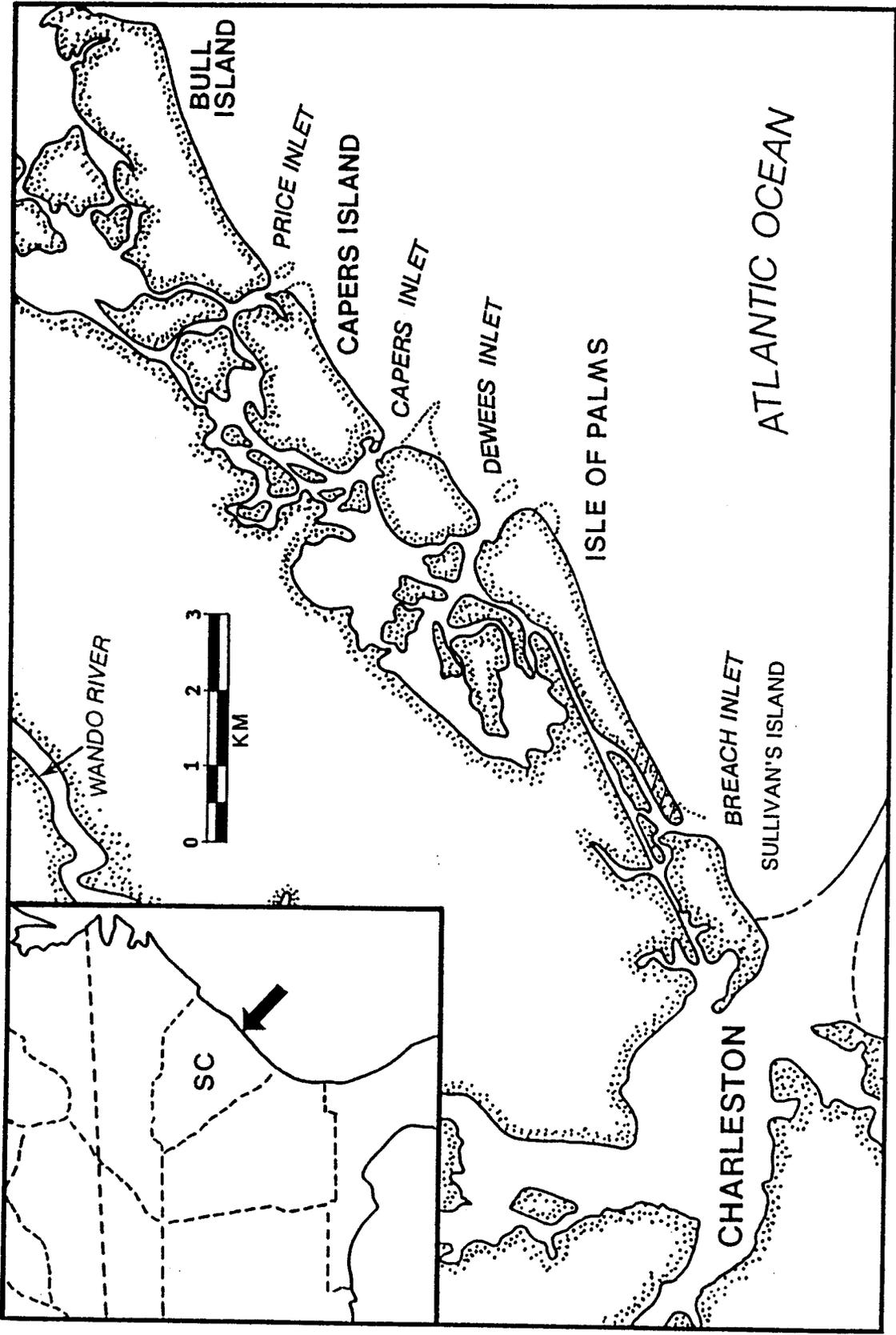


Figure 1. Location Map.

Isle of Palms, Sullivans Island and Charleston, South Carolina, April 1966, by U.S. Army Corps of Engineers. This report summarized historic hurricane damage to the area and proposed a 50-ft wide berm and artificial dune for storm protection.

Beach Erosion Inventory of Charleston County, South Carolina - A Preliminary Report, March 1975, by M.F. Stephen, P.J. Brown, D.M. FitzGerald, D.K. Hubbard and M.O. Hayes. This report provided the first assessment of historic shoreline changes along Sullivan's Island using aerial photographs during the period 1939 to 1973. The report classified most of the island's ocean shoreline as unstable, with an accretional area immediately south of the Charleston Harbor jetty and an erosional section near Breach Inlet (see Figure 2).

Calculation of Interim Baselines and 40-Year Setback Lines, 1988, by C.P. Jones, D.M. Scaturro, T.W. Kana and W.C. Eiser. This report, prepared for the South Carolina Coastal Council, established the June 1988 locations of the interim baselines and setback lines for 11 islands along South Carolina, including Sullivan's Island.

Sullivan's Island, 1989, Draft SCCC Setback Line Report. The SCCC produced a series of reports documenting the rationale and data used to establish baselines and 40-year setback lines along the SC coastline, including this report for Sullivan's Island. The report divides the island into an unstabilized inlet erosion zone (between the Charleston Harbor jetty [near Station 20] and the Breach Inlet Bridge) and a stabilized inlet erosion zone (between the jetty and Station 12). The report found the majority of the island's ocean shoreline to be stable or accretional; the shoreline near Breach Inlet was found to have a long-term erosion rate of -2.6 ft/yr.

### 1.1.3 Tidal Inlet Impacts

As was stated previously, the ocean shoreline of Sullivan's Island has a tendency to be accretional over the long term, but may exhibit erosional behavior during certain periods. The exception to this general trend is the area near Breach Inlet at the north end of the island. The shoreline at the extreme north end of the island (i.e., between Station 31 and the bridge) is under continuous erosional pressure as the south end of Isle of Palms tends to build, forcing the Breach Inlet Channel toward Sullivan's Island. The revetment at the bridge and the rock groins in the area have tended to control this erosion somewhat, but have not entirely eliminated the problem.

The shoreline between Station 31 and Station 26 tends to fluctuate in response to inlet channel and shoal changes. Under

normal circumstances, the main tidal channel that separates Sullivan's Island from the Isle of Palms divides into several smaller channels as it crosses the ebb tidal delta. One of the channels will tend to be larger than the others and will serve as the dominant channel at any given time. More often than not, the dominant channel will follow a north-south orientation and hug the Sullivan's Island shoreline (see Figure 3a). It is during such times that beach widths along the inlet shoreline are narrowest.

At some point in time one of the lesser channels to the north will begin to enlarge tidal, providing a shorter path for ebb tidal flow (Figure 3b). The channel adjacent to the Sullivan's Island shoreline will gradually diminish in size and fill with sediment as a portion of the ebb tidal delta is driven ashore by wave action and attaches to the beach (Figure 3c). Areas immediately landward of the attaching shoal tend to accrete while areas on either side of the shoal tend to erosion.

Fortunately, the erosion associated with the shoal attachment process is short-lived; the erosion trend reverses once the shoal attaches to the beach and the sand contained in the shoal spreads laterally along Sullivan's shoreline. The beneficial effects of this recovery process are diminished north of the point of shoal attachment due to the inlet channel encroachment mentioned above, but do occur south of the point of shoal attachment.

Although the frequency of shoal attachments has not been determined and the volume and shape of individual shoals vary, the process of channel shifts, main channel abandonment and shoal attachment tends to follow a consistent pattern (see Figure 3), taking several years to complete.

Most of the sand contained in the attaching shoals travels south along the Sullivan's Island shoreline until it reaches the area south of the jetty, where it tends to accrete. Thus, Breach Inlet is responsible for near-continuous erosion at the extreme north end of the island, and unstable but accretional trends along most of the remaining shoreline. The Charleston Harbor jetty is responsible for trapping most of the sediment that bypasses Breach Inlet and travels south along the ocean shoreline.

#### 1.1.4 Beach Profile Data

Repetitive beach profiles measured from fixed starting points provide the best means of quantifying erosion and accretion along ocean beaches. These data allow changes in beach width (in feet) and beach volume (expressed in cubic yards per foot of shore length) to be assessed.

Aside from a few uncontrolled beach profiles measured over the years, the only profiles surveyed have been those measured from SCCC monuments placed along the island in 1987. Initially, eight

SCCC monuments were placed along the ocean shoreline (stations 3010, 3020, 3035, 3050, 3065, 3080, 3090 and 3095). Six of these monuments were damaged or destroyed during *Hugo* -- only stations 3080 and 3090 were undamaged. Replacement monuments were set following the storm (stations 3010B, 3020B, 3035B, 3050B, 3065B and 3095B), at which time three additional monuments were also installed (stations 3083B, 3085B and 3092B). Figure 4 shows the locations of the SCCC beach profile stations. State plane coordinates (NAD '83) and NGVD elevations for the SCCC monuments are listed in Table 1. Appendix A contains monument description sheets for the SCCC monuments.

Copies of beach profile plots from individual stations are included in Appendix B. There are several important conclusions that can be drawn from the plots:

1. Hurricane *Hugo* caused a significant loss of dune and reduction in dune height along the ocean shoreline,
2. The beaches in the vicinity of Station 26 and Station 28 have been highly variable during the past four years, due in large part to changes in the Breach Inlet channel and the attachment of a shoal,
3. Beaches become increasingly narrow and steep toward the north end of the island, as the effects of inlet migration become more dominant.

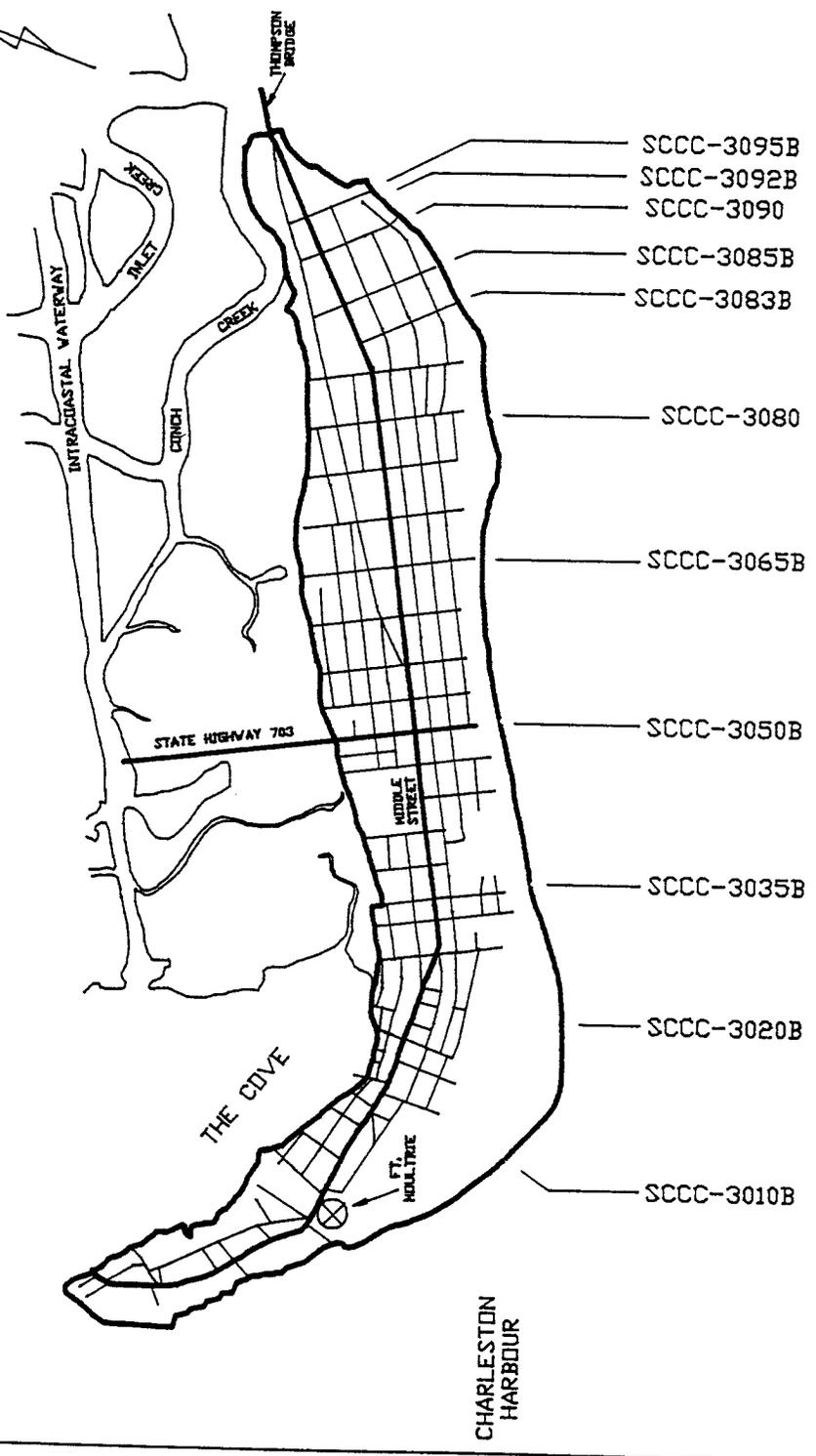
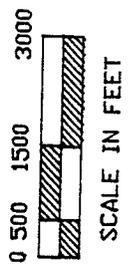
#### 1.1.5 Historic Shoreline Data

There are two principal sources of historic shoreline data: 1) historic maps and charts, and 2) historic aerial photographs. Both are available for Sullivan's Island. High water shoreline change maps covering the South Carolina coast were produced by the U.S. Department of Commerce, National Ocean Service (NOS, 1984). The maps show shorelines for the years 1875, 1921, 1933/34, 1962/64, and 1983.

Figure 5 shows some of the high water shorelines from the NOS maps. It is apparent that most of the ocean shoreline has undergone accretion, with the exception of the northern shoreline near Breach Inlet, in keeping with the trends mentioned previously. The shoreline in the vicinity of Fort Moultrie advanced seaward over 1,000 ft between 1921 and 1983. During the same period, the southern end of Isle of Palms grew seaward and southward approximately 1,000 ft, while the Sullivan's Island shoreline along Breach Inlet eroded up to 500 ft. According to Anders, et al. (1990), the width of Breach Inlet dropped from approximately 985 ft in 1875 to approximately 690 ft in 1983.

Aerial photographs have also been analyzed to determine historic shoreline positions. Stephen, et al. (1975) conducted the first analysis of historic shorelines on Sullivan's Island using this

# SULLIVAN'S ISLAND

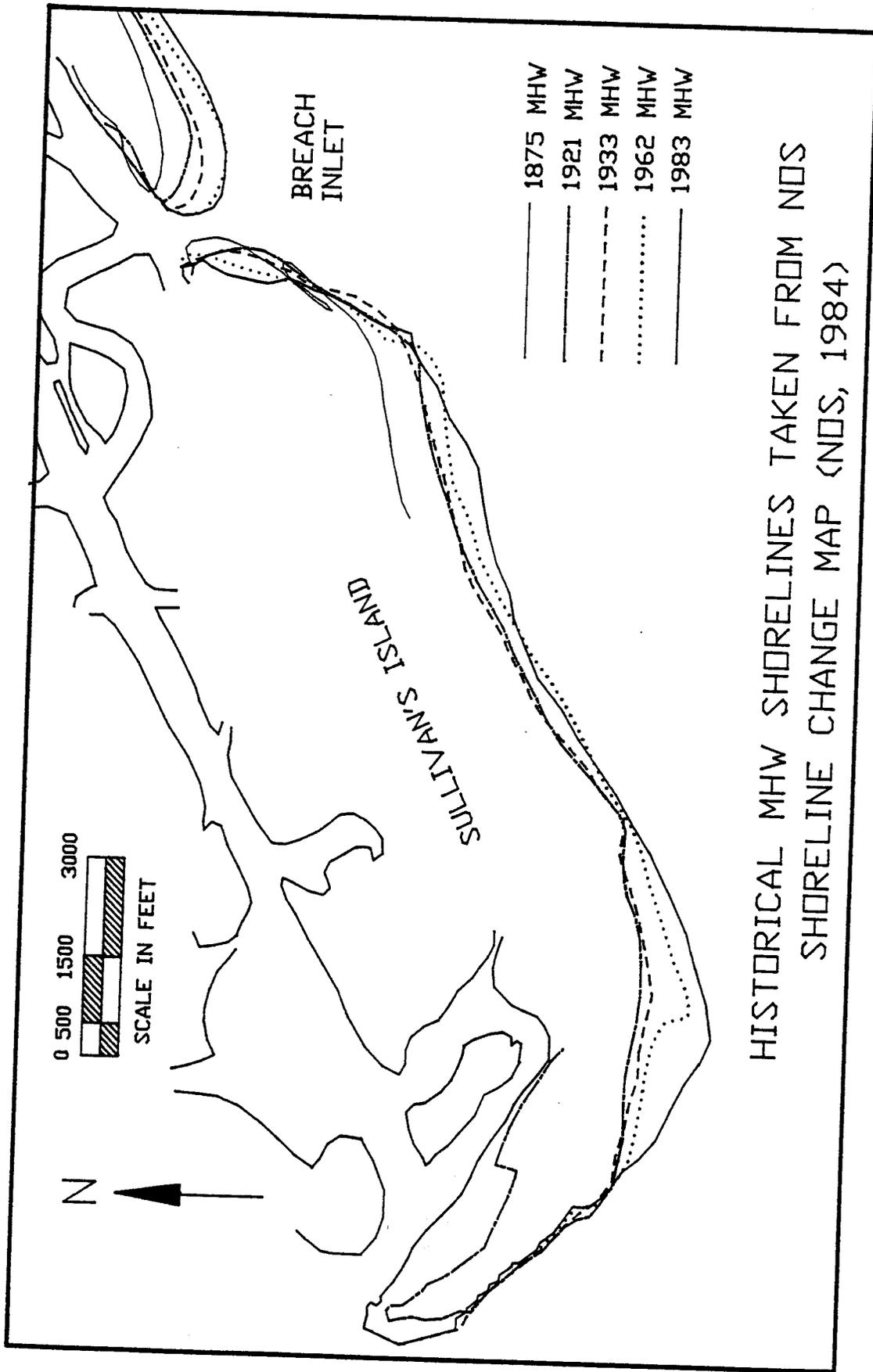


SCCC - CURRENT SOUTH CAROLINA COASTAL COUNCIL SURVEY STATIONS

Figure 4.

**TABLE 1. Coordinates and elevations of SCCC monuments on Sullivan's Island**

Monument	NAD '83		Elevation (ft NGVD)
	Northing (ft)	Easting (ft)	
3010B	337,326.01	2,352,771.26	9.09
3020B	337,439.65	2,354,505.40	9.28
3035B	338,386.70	2,356,107.79	8.92
3050B	339,773.03	2,357,983.62	8.55
3065B	340,619.20	2,360,060.08	8.23
3080	340,968.78	2,362,078.92	9.71
3083B	341,939.08	2,363,069.83	8.27
3085B	342,428.21	2,363,567.86	8.64
3090	342,985.76	2,364,110.91	9.81
3092B	343,486.30	2,364,192.10	8.79
3095B	343,843.75	2,364,029.35	9.87



HISTORICAL MHW SHORELINES TAKEN FROM NOS  
SHORELINE CHANGE MAP (NOS, 1984)

Figure 5.

method. Although their results are considered approximate, given the procedures employed, general shoreline trends (see Figure 2) and shoreline change rates (see next section) are useful in understanding coastal processes along the shoreline.

The SCCC also reviewed aerial photographs prior to the establishment of the final baseline and setback line along Sullivan's Island. The SCCC used 1949, 1954, 1958, 1963, 1973 and 1988 aerial photographs in its analysis.

#### 1.1.6 Erosion Rates

Erosion rates have been calculated by three sources. Stephen, et al. (1975) calculated shoreline changes and change rates using aerial photographs for the period 1939 to 1973. Anders, et al. (1990) calculated shoreline change rates for the period 1921 to 1983 using the NOS (1984) shoreline change maps. The SCCC calculated change rates for the period 1949 to 1988 using aerial photographs.

Anders, et al. (1990) found an average accretion rate for the island's mean high waterline of +6.0 ft/yr during the period 1921 to 1983. Stephen, et al. (1975) documented long-term mean high waterline changes between -13 ft/yr and +26 ft/yr. Table 2 shows the long-term erosion rates that were adopted by the SCCC in 1989. The SCCC found long-term accretion along the entire ocean shoreline between Station 10 and Station 29; an average erosion rate of -2.6 ft/yr was adopted for the area between Station 29 and the Breach Inlet Bridge. It should be pointed out here that short-term rates can deviate substantially from the long-term rates, especially near the north end of Sullivan's Island.

#### 1.1.7 Littoral Transport and Sediment Budgets

As was stated previously, the dominant direction of sediment transport along Sullivan's Island is from north to south. However, there may be seasonal or other reversals in the direction of sediment movement along the beaches. There may also be temporary reversals in the direction of transport at near the north end of the island as waves refract around offshore shoals attaching to the beach.

Based on the prevailing transport patterns and the accretion rates mentioned above, Sullivan's Island as a whole probably gains between 20,000 cubic yards and 50,000 cubic yards per year. Almost all of this sediment is transported across Breach Inlet from the Isle of Palms in the form of shoal migration and attachment.

The sand contributed to the island by shoal attachment and spreading generally provides an ample supply of sediment for natural post-storm beach recovery and dune formation. With the possible exception of the Breach Inlet shoreline, the large

**TABLE 2. Sullivan's Island long-term annual erosion rates adopted by SCCC, 1989**

<b>SCCC Station</b>	<b>SCCC Adopted Erosion Rate (ft/yr)</b>
3010B	+
3020B	+
3035B	+
3050B	+
3065B	+
3080	+
3083B	+
30905	- 2.6
3092B	- 2.6
3095B	- 2.6

[- indicates erosion; + indicates accretion]

volume of sand in the littoral system and the wide beaches along Sullivan's Island will allow emergency dune construction by scraping the beach without adverse impact.

#### 1.1.8 Storms and Their Impacts

There are several important reports that describe historic storm impacts and potential storm surge flood levels in the Sullivan's Island area. Information about hurricanes and tropical storms that have affected the area is contained in several references (Ludlum, 1963; Purvis and Landers, 1973; Myers, 1975; Federal Emergency Management Agency, 1988). Descriptions of some of the more significant storms are taken from the 1988 Flood Insurance Study for Charleston County (FEMA, 1988) and are included below:

August 27, 1813: This storm passed near Charleston causing a large loss of lives and property. This hurricane rates a position close to the top of Charleston's meteorological list for its combination of severe winds, heights of flood tide and general destruction.

September 27, 1822: This small destructive hurricane passed inland between the City of Georgetown and Charleston on September 27. This hurricane caused unprecedented tides at Georgetown and several hundred deaths in Charleston, the Town of Sullivan's Island, Georgetown and North Island.

August 25, 1855: This hurricane, which originated in the Bahamas, moved inland north of Savannah on a northeasterly course and passed to the west of Wilmington, North Carolina. This hurricane is said to have damaged 90 percent of the houses in Charleston and swept some away completely. This extreme hurricane severely damaged all of the South Carolina coast. Damage in Charleston alone was \$1.7 million. As a result of this destructive storm it was proposed that a weather reporting network be set up in the West Indies and Mexico. Twenty-one lives were lost in Charleston as a result of this storm.

August 27, 1883: This severe hurricane penetrated the Georgia and lower South Carolina coasts on August 27. An estimate of more than 1,000 people lost their lives on the coastal islands and in the lowlands between the City of Tybee Island, Georgia, and Charleston. The highest tide in this storm was estimated to have ranged from 17.0 to 19.5 feet msl at Savannah Beach, Georgia. At Charleston, the tide was 8.9 feet msl. Extensive property damage was caused along Georgia and South Carolina coasts.

August 23-30, 1911: The center of this hurricane crossed the coast between the City of Savannah and Charleston on August 28. This storm is considered in the same category as the storm of 1940. At Charleston, the barometer fell to 992 millibars (mb) (29.30 inches). The wind at the weather

bureau office reached 81 mph from the southeast. Seventeen lives were lost, and damage totalled about \$1 million. The storm passed into the piedmont section of South Carolina and then recurved to the northeast. At Charleston, the tide reached 7.5 feet msl, among the highest in Charleston County records.

August 11, 1940: This hurricane entered the coast from the southeast, between Savannah County, Georgia and Beaufort County, South Carolina, at about 4 p.m. on August 11. Near Beaufort County, the tide is estimated to have reached 14.2 feet msl. Near the southern tip of Edisto Island, a high-water mark indicated a tide of 13.6 feet msl on the open coast. About 175 cottages were destroyed on Edisto Island. On Folly Island, the maximum tide determined from a National Ocean Survey benchmark was 8.3 feet msl. The entire beachfront eroded an average of 75 feet. At Charleston, most of the damage was to buildings, wharfs and boats along the waterfront. Large areas of the waterfront perimeter in the city were inundated and many automobiles were damaged by the storm tide, which reached an elevation of 8.0 feet msl. Estimated damage to the city was \$1 million. Sullivan's Island, the City of Isle of Palms, and Pawley's Island suffered minor damage. Overall, this hurricane was responsible for 34 deaths and caused damage estimated at \$6.6 million.

September 29, 1959 (Hurricane Gracie): Hurricane Gracie moved inland on September 29. The center passed over the South Carolina coast at St. Helen, about 10 miles east of the City of Beaufort. Damage of disaster proportions occurred in the coastal region from Beaufort to Charleston, and considerable additional damage occurred in the area of Walterboro. An enormous number of trees were felled, causing considerable random damage. There was a great deal of crop damage, especially to unpicked cotton. A barometric pressure of 950 mb (28.06 inches) was reported at Beaufort. The total damage inflicted by the storm was estimated at \$14 million. High water marks, which were reported near the Town of Edisto Beach, South Carolina, ranged from 7.3 to 11.9 feet msl.

August 25-September 7, 1979 (Hurricane David): Hurricane David was the most intense storm of the century to affect the islands of the eastern Caribbean. However, the storm was not a major hurricane when it struck the United States. David struck just north of the Town of Palm Beach, Florida, on September 3rd and made a second landfall about 24 hours later near Savannah Beach, Georgia. In the United States David was responsible for five deaths and about \$300 million in damages.

September 21, 1989 (Hurricane Hugo): Hurricane Hugo crossed the coast at Charleston at midnight on September 21. The hurricane was one of the most severe to strike the United States, and caused an estimated \$7 billion in damages. Beach erosion and overwash were extensive from Folly Beach to the North Carolina line, as were flooding and damage to structures. The storm tide along the Breach Inlet area on Sullivan's Island reached 16 ft above mean sea during the storm (USGS, 1990), several feet higher than the level at Charleston, 10.5 ft. Damage to dunes and structures along the Sullivan's Island shoreline was extensive. Figure 6 shows the approximate storm tide elevations on Sullivan's Island from hugo, as measured during post-storm assessments (USGS, 1990).

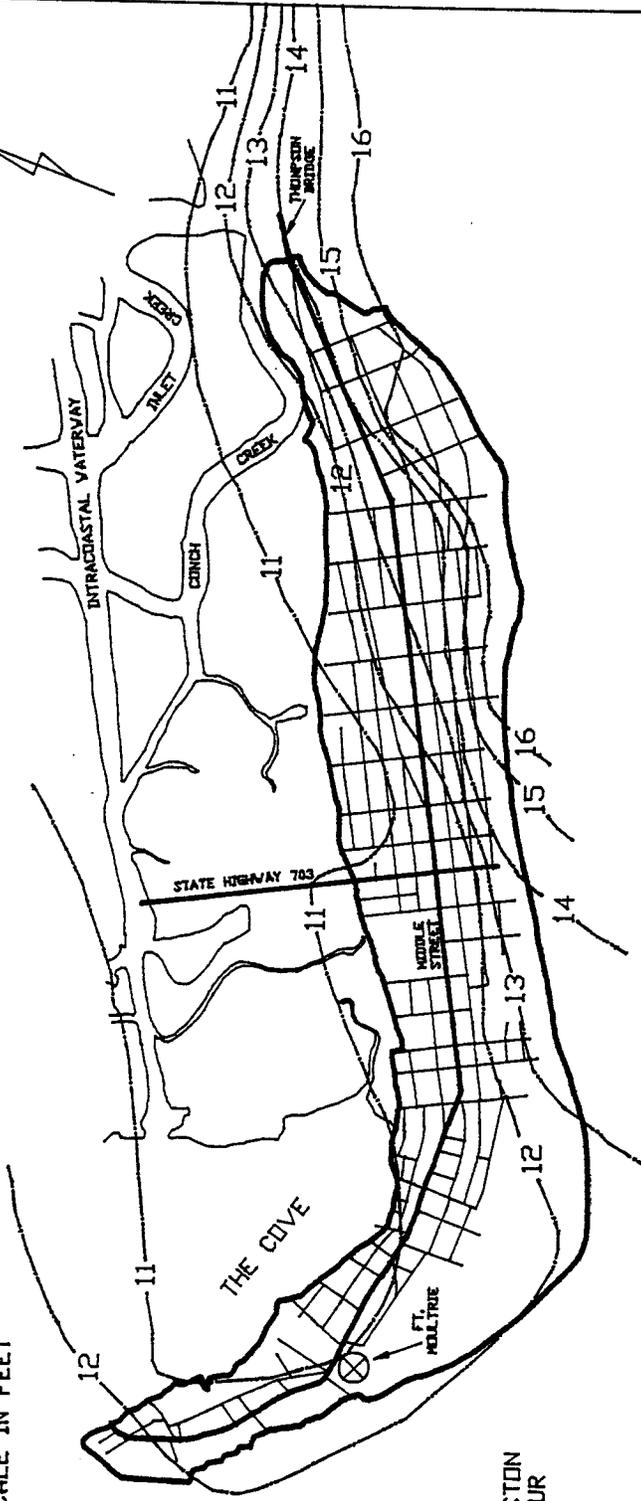
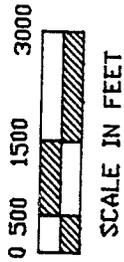
Figure 7 shows storm tracks for memorable hurricanes that have passed near the Charleston area during the last century. It is apparent from the figure that relatively few storms make landfall; most travel offshore of or over South Carolina, parallel to the coast. Fortunately, storms that parallel the coast or exit from land to sea will not cause as much damage as those making landfall.

Ho, et al. (1986) describes in detail the tropical storm and hurricane climatology for the gulf and east coasts of the United States. Selected information concerning storms affecting the Sullivan's Island area have been extracted from the report and are included in Table 3.

**TABLE 3. Climatological Characteristics of Hurricanes and Tropical Storms affecting the Sullivan's Island Area.**

Number of landfalling tropical storms and hurricanes per 10 nmi per 100 years	1.3
Number of exiting tropical storms and hurricanes per 10 nmi per 100 years	0.5
Number of alongshore tropical storms and hurricanes passing within 30 nmi offshore per 100 years	6
Probability that a landfalling storm will have a central pressure less than or equal to:	
980 mb (Category 2)	50%
965 mb (Category 3)	23%
945 mb (Category 4)	7%
920 mb (Category 5)	< 1%

# SULLIVAN'S ISLAND



CHARLESTON  
HARBOUR

— 13 — ELEVATION OF HUGO STORM TIDE (ABOVE NGVD)

NOTE: APPROXIMATE LANDWARD EXTENT OF HUGO STORM TIDE INUNDATION IS LANDWARD OF SULLIVAN'S ISLAND

Figure 6. Hurricane Hugo Flooding on Sullivan's Island.

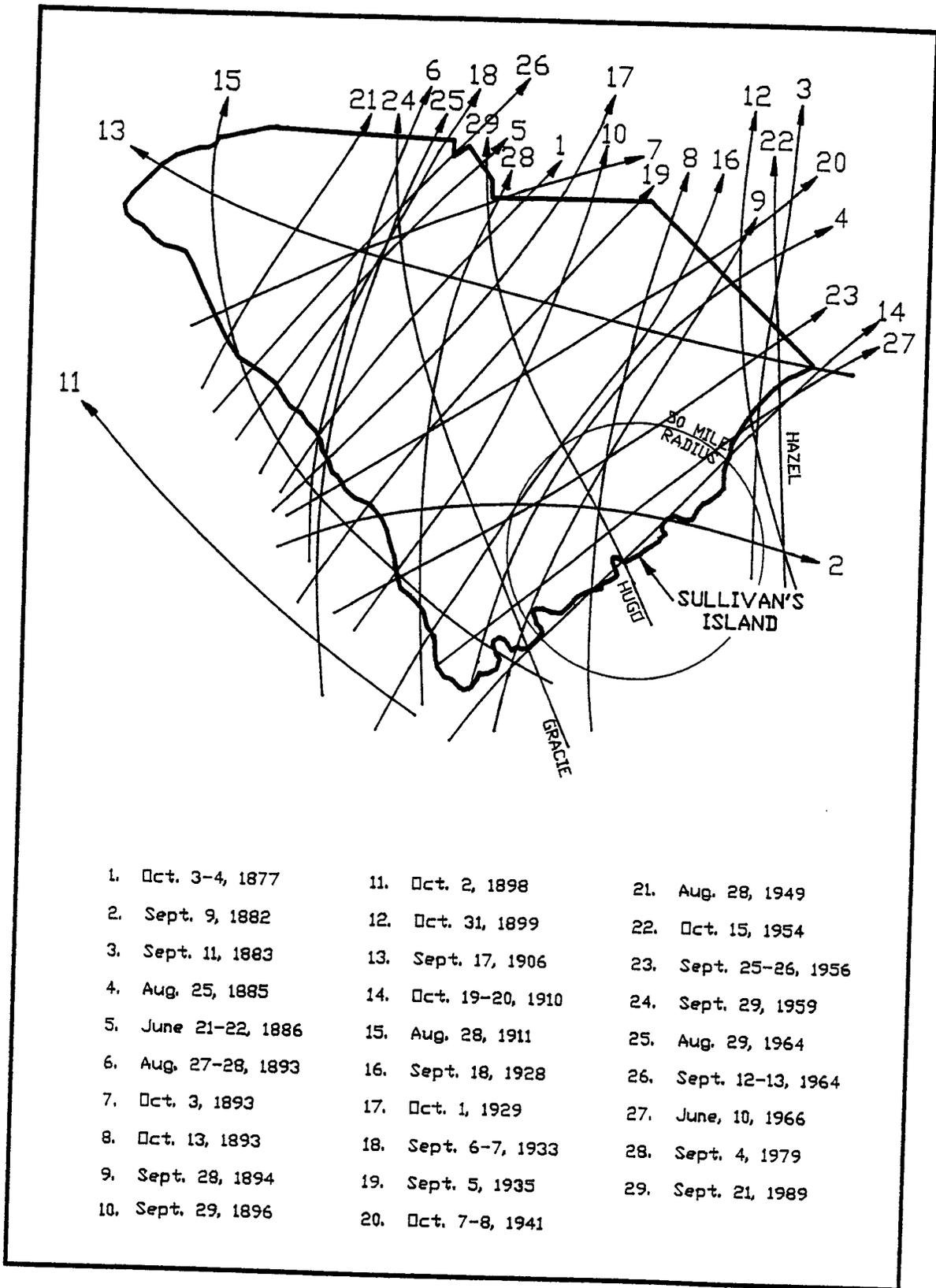


Figure 7. Historic Hurricane Tracks

A series of maps delineating anticipated flooding during various storm conditions (category 1, 2, 3, 4 and 5 hurricanes) are also available as part of the South Carolina hurricane evacuation study that was completed in 1986 (S.C. Water Resources Commission, 1986). The maps depict anticipated storm surge stillwater levels for hurricanes arriving or passing by the area at mid-tide.

Many northeast storms have also affected the Sullivan's Island shoreline, although they have not been documented as well as hurricanes and tropical storms. One exception is the January 1, 1987 northeaster that affected the entire coastline of South Carolina. The storm caused extensive damage to seawalls, pools and decks in the Grand Strand, but limited damage elsewhere. Tides in Charleston during the storm were as much as 3.3 ft above normal levels, but had relatively little impact on Sullivan's Island.

## 1.2 Natural Resources

Given the history and dominant coastal processes affecting Sullivan's Island, much of the ocean shoreline has been preserved as open space. The accreted property set aside in the 1991 Open Land Trust agreement (see Appendix C) will be preserved and managed in a natural state, to the benefit of natural communities and island residents.

### 1.2.1 Endangered Species and Critical Habitat Inventory

The SCCC Guidelines for Protection of Endangered Species list a number of plant and animal species that have been classified by either state or federal agencies as endangered or threatened ("endangered species" include any species which is in danger of extinction throughout all, or a significant portion, of its range; "threatened species" include any species which is likely to become endangered within the foreseeable future). Other species have been identified as being of special concern to the SCWMRD because of diminished population, or because of loss of habitat, food sources or ranging area.

Those species listed below (Table 4) are either endangered, threatened or of special concern, and use the South Carolina beachfront for nesting, feeding or habitat purposes.

Conversations with agency staff during the development of this Plan reveal that the inventory and mapping (of endangered and threatened species, species of special concern and critical habitat areas) required by the Beachfront Management Act has not been completed.

Some historical nesting data for the Loggerhead turtle do exist for Sullivan's Island. The data, summarized in Table 5, have

**TABLE 4. Endangered, Threatened and Protected Species  
Along the South Carolina Shoreline**

---

<u>Name</u>	<u>Status*</u>	<u>Habitat/Activity</u>
Loggerhead turtle	T (f,s)	beaches (nesting)
Eastern brown pelican	SC (s)	beaches
Ipswich sparrow	E (s)	beaches, dunes (wintering)
Least tern	T (s)	beaches, dunes (nesting)
Wilson's plover	T (s)	beaches, dunes (nesting)
Piping plover	E (f,s)	beaches, dunes (wintering)
Island glass lizard	SC (s)	dunes
Seabeach Amaranth	SC (s)	dunes (plant)

notes: E = endangered  
T = threatened  
SC = special concern  
f = federally protected species  
s = South Carolina protected species

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**TABLE 5. SCWMRD Turtle Nesting Estimates for Sullivan's Island  
(based on aerial inspections)\***

Nesting Season	Estimated Number of Nests	Number of Aerial Inspections
1991	12	12
1990	0	12
1989	17	4
1988	0	4
1987	1	12
1986	2	12
1985	0	12
1984	0	3
1983	0	4
1982	0	?
1981	0	?
1980	12	?

\* Personal Communication with Sally Murphy, SCWMRD, September 4, 1991.

been compiled from aerial inspections by SCWMRD staff. Examination of the data indicates nesting densities along Sullivan's Island have been quite low, despite the presence of over two miles of natural beach and dune areas. For example, average nesting densities along Sullivan's Island beaches over the past several years have been 0 to 4 nests/mile, while densities along Kiawah Island have been 18 to 20 nests/mile and densities along Isle of Palms have been 5 to 7 nests per mile (SCWMRD data). The causes behind low nesting densities on Sullivan's Island are not understood at this time.

### 1.3 Present Land Use

A review of the existing development along Sullivan's Island in July 1991 reveals the following:

1. Approximately 133 oceanfront parcels lie along miles of shoreline between Station 10 and Breach Inlet.
2. Approximately 112 single family residences and seven other structures (Fort Moultrie, Coast Guard Station, school, etc.) have been constructed on parcels with ocean frontage; 113 of the structures are estimated to be less than 5,000 sq ft in size; 26 parcels are undeveloped.
3. Building setbacks from the beach are generous along most of Sullivan's Island. Between Station 10 and Station 28 1/2, habitable structures are, on average, 340 ft landward of the SCCC 40-year setback line (ranging from 100 ft to 1,000 ft landward).
4. Between Station 28 1/2 and Station 32, front row habitable structures lie, on average, 42 ft seaward of the SCCC 40-year setback line (ranging from 50 ft landward to 208 ft seaward). Ten habitable structures lie seaward of the 40-year setback line.
5. There are 28 public access points along the shoreline, approximately evenly spaced at an average spacing of 1/8 mile; there are dune walkover structures at four of these access points (Stations 21, 22 1/2, 29 and 31). There are approximately 16 other private access points leading to the beach from private residences.
6. Off-street public parking at beach access points is limited to approximately 14 spaces on Sullivan's Island. There are four parking areas adjacent to access points: a 16-space area at Station 12 (see area "A" on overlay sheet 154); an 82-space area near Fort Moultrie (see area "B" on overlay sheet 154); an 8-space area at Station 18 (see area "C" on overlay sheet

157); a 41-space area at Breach Inlet (see area "D" on overlay sheet 162).

7. On-street public parking near beach access points is more than sufficient to satisfy SCCC requirements for full and complete public access. Although there are a number of areas where parking is prohibited, the parking inventory found space for over 2,000 vehicles alongside roads between Middle Street and the beach.
8. There was no evidence of outfalls or other pipes draining across the beach at Sullivan's Island.

#### **1.4 Land Use, Zoning and Subdivision Controls**

Land use and development on Sullivan's Island are regulated by Town ordinances and by state/federal regulations.

##### **1.4.1 Town of Sullivan's Island**

Oceanfront development along Sullivan's Island falls under the RS zoning district. All oceanfront areas seaward of the RS district fall in a conservation area (RC-1 district) subject to development prohibitions per the Town zoning ordinance and the open land trust agreement. Development in the RS district is permissible up to a point 30 ft landward of the platted property line, the dune crest or the seaward face of a functional erosion control device, whichever is more landward. See Appendix D for a map showing the relationship between the RS/RC-1 boundary, seaward property lines and the SCCC 40-year setback line.

Revisions were made to Town ordinances, including the zoning ordinance, to insure compliance with the requirements of the Beachfront Management Act (see Section 4 of this Plan for ordinance changes adopted by the Town Council).

##### **1.4.2 SCCC Oceanfront Setback Lines and Regulations**

Table 6 summarizes the impacts of the Act on various development activities. The table makes reference to sections of the Act, and to various rules, administrative interpretations and general permits; these are contained in Appendix E and F.

The SCCC baseline and setback line currently in effect were adopted by the SCCC in 1989, based on a detailed study of the island's shoreline. Locations of the lines are shown on the full size overlays accompanying this report and on the maps included in Section 3 of this Plan. No lines were set north of Station 10 along the Charleston Harbor shoreline.

**TABLE 6. Summary of Activities Regulated by 1990 Beachfront Management Act**

TYPE OF STRUCTURE	CONSTRUCTION BETWEEN THE SETBACK LINE AND BASELINE	CONSTRUCTION SEAWARD OF THE BASELINE
<b>Habitable Structures</b>		
New Construction	Allowed 48-39-290 (B) (l) 30-13(B)	Not allowed without special permit 48-39-290 (D) R. 30-15(F)
Normal Maintenance and Repair	Allowed 48-39-290 (B) (l) (b) (i) 30-13(A)	Allowed 48-39-290 (B) (l) (b) (i)
Additions	Allowed 48-39-290 (B) (l) (B) (ii)	Not Allowed
Repair and Renovations	Allowed 48-39-290 (B) (l) (B) (iii) 30-13(D)	Allowed 48-39-290 (B) (l) (B) (iii)
Replacement After Destroyed Beyond Repair By Natural Causes	Allowed 48-39-290 (B) (l) (B) (iv) R. 30-13(E)	Not allowed without special permit R. 30-15(F)
Replacement After Destroyed Beyond Repair by Man-Made Causes	Allowed 48-39-290 (B) (l) (B) (v) R. 30-13(E)	Not allowed without special permit R. 30-15(F)
<b>Pools</b>		
New Pools	Allowed if behind existing erosion control structures 48-39-290 (B) (3) (a) 30-16(A) (l) (d)	Not allowed 48-39-290 (B) (3) (a)
Normal Maintenance and Repair	Allowed 48-39-290 (B) (3) (b) 30-5(D)	Allowed 48-39-290 (B) (3) (b) R. 30-5(D)
Additions	Not applicable	Not applicable
Repair and Renovation	Allowed 48-39-290 (B) (3) (d) 30-5(A)(10)	Allowed 48-39-290 (B) (3) (d)
Replacement After Destroyed Beyond Repair By Natural Causes	Allowed 48-39-290 (B) (3) (c)	Allowed 48-39-290 (B) (3) (c)
Replacement After Destroyed Beyond Repair by Man-Made Causes	Allowed 48-39-290 (B) (3) (c)	Allowed if behind existing erosion control structure or by special permit 48-39-290 (B) (3) (c)

**TABLE 6. Summary of Activities Regulated by 1990 Beachfront Management Act (Continuation)**

TYPE OF STRUCTURE	CONSTRUCTION BETWEEN THE SETBACK LINE AND BASELINE	CONSTRUCTION SEAWARD OF THE BASELINE
<b>Decks</b>		
New	Allowed 48-39-290 (A) (2) (144 square feet)	Allowed 48-39-290 (A) (2) GP-90-E
Normal Maintenance	Allowed GP-90-E	Allowed GP-90-E
Repair and Replacement or Reconstruction	Allowed GP-90-E	Allowed GP-90-E
<b>Walkways</b>		
New	Allowed 48-39-290 (A) (1)	Allowed 48-39-290 (A) (1)
Normal Maintenance and Repair	Allowed R.30-5 (D)	Allowed R.30-5 (D)
Repair and Replacement or Reconstruction	Allowed 48-39-290 (A) (1)	Allowed 48-39-290 (A) (1)
<b>Drainage Structures</b>		
New	Allowed GP-90-B	Allowed GP-90-B
Normal Maintenance and Repair	Allowed GP-90-B Section 48-39-130 (D) (7)	Allowed GP-90-B Section 48-39-130 (D) (7)
Repair and Replacement or Reconstruction	Allowed GP-90-B Section 48-39-130 (D) (7)	Allowed GP-90-B Section 48-39-130 (D) (7)
<b>Utilities</b>		
New	Allowed GP-90-A	Allowed GP-90-A
Normal Maintenance and Repair	Allowed GP-90-A Section 48-39-130 (D) (7)	Allowed GP-90-A Section 48-39-130 (D) (7)
Repair and Replacement or Reconstruction	Allowed GP-90-A Section 48-39-130 (D) (7)	Allowed GP-90-A Section 48-39-130 (D) (7)

**TABLE 6. Summary of Activities Regulated by 1990 Beachfront Management Act (Continuation)**

TYPE OF STRUCTURE	CONSTRUCTION BETWEEN THE SETBACK LINE AND BASELINE	CONSTRUCTION SEAWARD OF THE BASELINE
<b>Fences, Lighting, Trash Receptacles, Sidewalks, and Signs</b>		
New	Allowed GP-90-D	Allowed GP-90-D
Normal Maintenance and Repair	Allowed GP-90-D Section 48-39-130 (D) (7)	Allowed GP-90-D Section 48-39-130 (D) (7)
Repair and Replacement or Reconstruction	Allowed GP-90-D Section 48-39-130 (D) (7)	Allowed GP-90-D Section 48-39-130 (D) (7)
<b>Sand Fences, Minor Beach Renourishment and Dune Revegetation</b>		
New	Allowed GP-90-F	Allowed GP-90-F
Normal Maintenance and Repair	Allowed GP-90-F Section 48-39-130 (D) (7)	Allowed GP-90-F Section 48-39-130 (D) (7)
Repair and Replacement or Reconstruction	Allowed GP-90-F Section 48-39-130 (D) (7)	Allowed GP-90-F Section 48-39-130 (D) (7)
<b>Golf Courses</b>		
New	Allowed 48-39-290 (A) (4) GP-90-C	Allowed 48-39-290 (A) (4) GP-90-C
Normal Maintenance and Repair	Allowed GP-90-C	Allowed GP-90-C
Repair and Replacement or Reconstruction	Allowed GP-90-C	Allowed GP-90-C

**TABLE 6. Summary of Activities Regulated by 1990 Beachfront Management Act  
(Continuation)**

TYPE OF STRUCTURE	CONSTRUCTION BETWEEN THE SETBACK LINE AND BASELINE	CONSTRUCTION SEAWARD OF THE BASELINE
<b>Erosion Control Devices</b>		
New Construction	Not allowed 48-39-290 (B) (2) (a)	Not allowed 48-39-290 (B) (2) (a)
Normal Maintenance and Repair	Allowed R.30-5 (d)	Allowed
Additions	Not allowed	Not allowed
Repair and Renovation	Allowed if not more than 80%, 66 2/3%, 50% destroyed 48-39-290 (B) (2) (b)	Allowed if not more than 80%, 66 2/3%, 50% destroyed 48-39-290 (B) (2) (b)
Replacement After Destroyed Beyond Repair By Natural Causes	Not allowed 48-39-290 (B) (2) (a)	Not allowed 48-39-290 (B) (2) (a)
Replacement After Destroyed Beyond Repair by Man-Made Causes	Not allowed 48-39-290 (B) (2) (a)	Not allowed 48-39-290 (B) (2) (a)
Wing Walls	Allowed GP 91-002	Allowed GP 91-002

Figure 8 shows the erosion zone designations that were adopted by the SCCC. The area between Station 10 and Station 19 (SCCC monument 3035B) has been classified as a stabilized inlet erosion zone; the baseline has been set along the primary dune crest in that area. The shoreline between Station 19 and the Breach Inlet bridge has been classified as an unstabilized inlet erosion zone (the baseline has generally been set along the most landward shoreline in the past 40 years).

The 40-year setback line along most of Sullivan's Island was set 20 ft landward of the baseline, in recognition of long-term accretion (see Table 2). The setback line between Station 29 and the Breach Inlet bridge was set up to 106 ft landward of the baseline, in recognition of the adopted long-term erosion rate of -2.6 ft/yr.

#### 1.4.3 National Flood Insurance Program (NFIP)

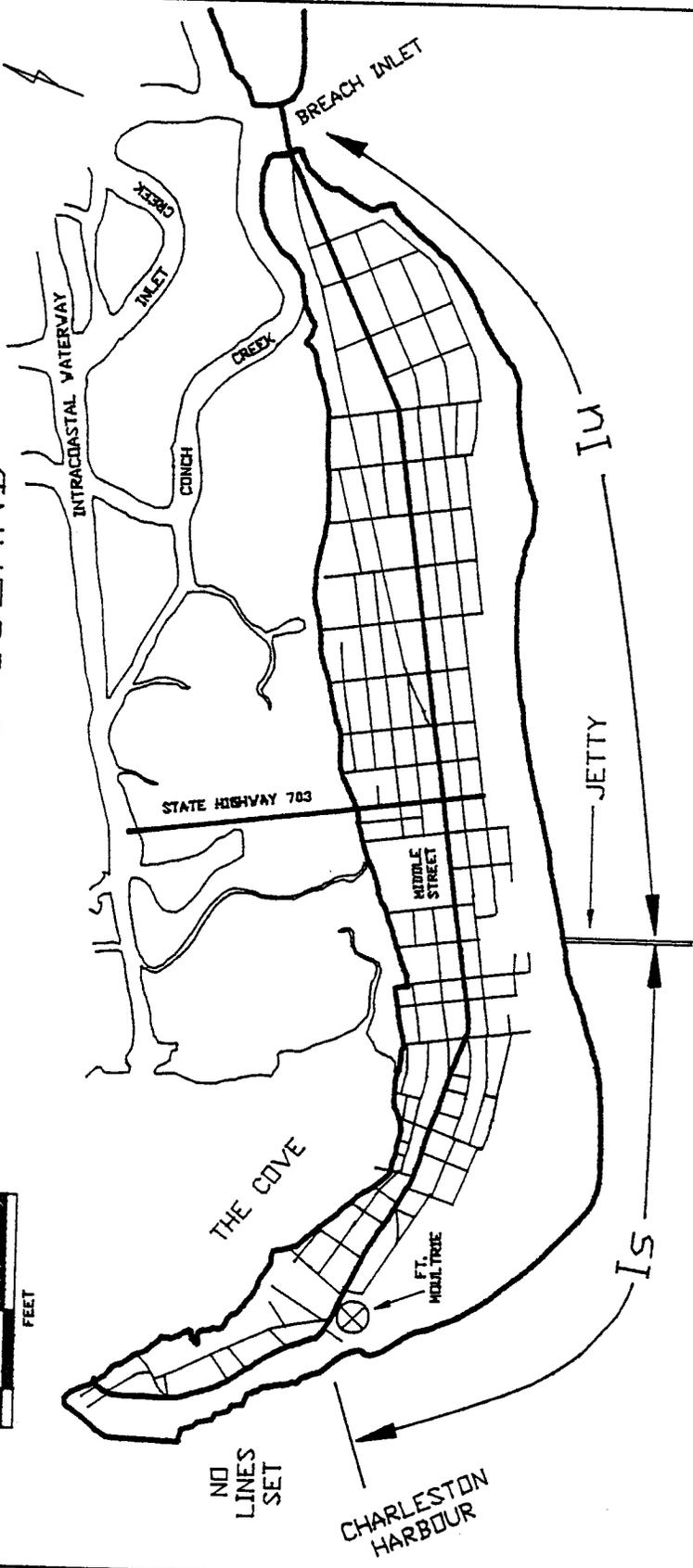
The most recent Flood Insurance Study to include Sullivan's Island was the July 1988 Flood Insurance Study for Charleston County (Federal Emergency Management Agency, 1988). According to that report, the 100-year storm surge stillwater elevation for the ocean shoreline of Sullivan's Island is 12.0 ft NGVD. The wave crest elevation for the ocean shoreline is 18.6 ft NGVD. Table 7 shows a comparison of predicted storm surge stillwater levels for 10-, 50-, 100- and 500-year storm conditions.

Table 7. Stillwater Flood Elevations for the Sullivan's Island Shoreline (FEMA, 1988)

Recurrence Interval	Stillwater Elevation ft NGVD
10-year	8.9
50-year	11.2
100-year	12.0
500-year	13.6

The base flood elevation (BFE) for construction along the shoreline of Sullivan's Island is as high as 22 ft NGVD; the BFE drops in the landward direction (due to diminished wave effects) to 13 ft NGVD near the landward side of the island. Velocity zones (V zones) occur along the ocean shoreline; A zones lie inland of the V zones (V zones are those zones where wave heights

# SULLIVAN'S ISLAND



## EROSION ZONES ADOPTED FOR SULLIVAN'S ISLAND BY SCCC, 1989

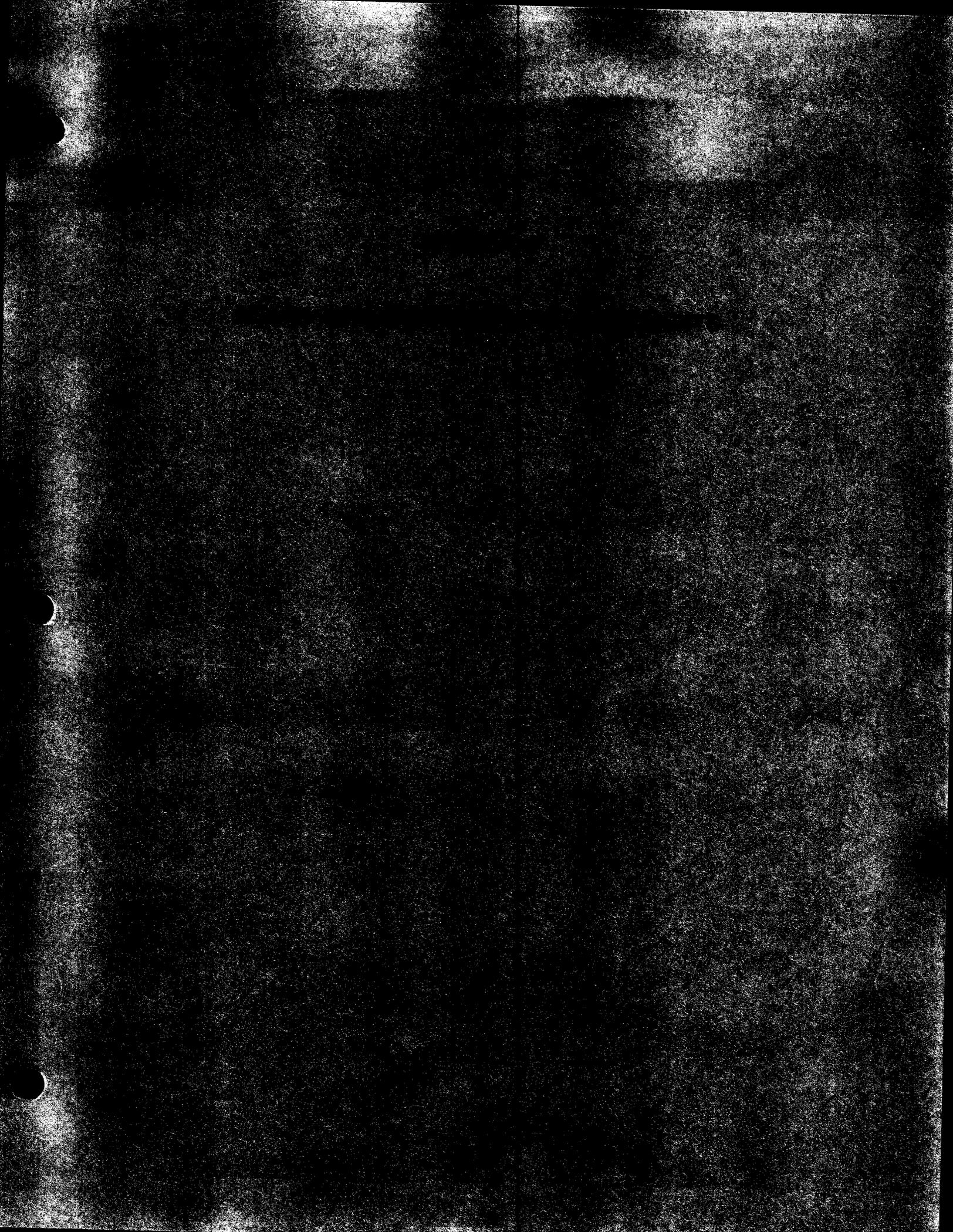
NOTES:

- 1) Iu = UNSTABILIZED INLET EROSION ZONE
- 2) Is = STABILIZED INLET EROSION ZONE
- 3) BREACH INLET BRIDGE ABUTMENT AREA CLASSIFIED AS STABILIZED INLET EROSION ZONE

Figure 8.

greater than three feet and/or high velocity waters are expected during a 100-year storm; A zones are zones where flooding is expected during a 100-year storm, but where high waves and high velocity currents are not expected). Construction standards for V zones and A zones are different: fill can be used to elevate structures above the BFE in A zones, but pilings or piers must be used to elevate structures in V zones. These and other construction standards are included in the Town's building ordinance.

One Flood Insurance Rate Map (FIRM) has been published for Sullivan's Island; this March 18, 1991 revised map delineates the various flood hazard zones and should be consulted for more exact flood hazard information.



## SECTION 2. BEACH MANAGEMENT PLAN COMPONENTS

### 2.1. Town Policies for Beachfront Management

The Town of Sullivan's Island will:

adopt and implement policies, procedures and ordinances to protect, preserve, restore and enhance the natural character of the Sullivan's Island beach/dune system.

encourage full and complete public access to its beaches.

work closely with property owners and government agencies to maintain the protective, ecological and recreational functions of the beach/dune system.

develop strategies for erosion control and beach/dune restoration that will minimize potential adverse environmental impacts.

develop strategies for protecting critical habitats and threatened/endangered species.

develop strategies for improving, protecting and/or relocating structures and facilities along the shoreline.

periodically collect and/or review beach profile and other data to assess changing conditions along the shoreline.

periodically revise this Plan to take into consideration changes in shoreline conditions and oceanfront development.

### 2.2 Town Beach Management Strategy

The Beachfront Management Act states very clearly that the policy of South Carolina is to protect, preserve, restore and enhance the beach/dune system. As such, the State seeks to encourage wise development of the shoreline, including the adoption of appropriate management strategies to deal with existing and future development. These strategies shall include, where necessary, selective beach/dune restoration and/or relocation of oceanfront structures and facilities. The Town of Sullivan's Island shares the objectives of the State, and will accomplish those objectives through its Local Comprehensive Beach Management Plan. The Town will rely in large part on the following to implement its plan:

- Chapter 3 Animals and Fowl of the Town Code
- Chapter 4 Beaches of the Town Code

- Chapter 5 Buildings of the Town Code
- Chapter 14 Offenses - Miscellaneous of the Town Code
- Chapter 21 Zoning of the Town Code
- Deed restrictions on oceanfront property in the Open Land Trust

### **2.2.1 Conflicts Between Development and Oceanfront Setbacks**

One of Sullivan's Island's greatest assets is its natural beach/dune system. Prudent planning and development practices have protected this natural environment. The Town of Sullivan's Island recognizes the importance of maintaining the natural beach/dune system in the future, and will work cooperatively with property owners and other government agencies to minimize and eliminate conflicts between development and the oceanfront environment. The Town shall employ appropriate erosion control and land use measures to insure this outcome.

### **2.3 Erosion Control**

#### **2.3.1 Identification of Potential Problem Areas**

With the exception of the Breach Inlet area, front row development along the Sullivan's Island shoreline (between Station 10 and Station 28 1/2) is generally set back between 100 ft and 1,000 ft from the dune/vegetation line. However, many homes and erosion control structures along the Breach Inlet shoreline (between Station 29 and Station 32) encroach onto the active beach. The June 1991 structural inventory data contained in Section 3 and summarized in Section 1.3 show that front row habitable structures between Station 10 and Station 28 1/2 lie an average of 340 ft landward of the SCCC 40-year setback line. The inventory data show front row habitable structures between Station 28 1/2 and Station 32 lie an average of 42 ft seaward of the SCCC 40-year setback line (ranging from 50 ft landward to 208 ft seaward of the SCCC setback line).

Based on the above information and an understanding of local coastal processes along Sullivan's Island it is apparent that, with the exception of severe storms, few structures are threatened by erosion. Those structures most vulnerable to erosion during high tides and minor storms are situated along the Breach Inlet shoreline, between Station 28 1/2 and Station 32. Unfortunately, this is the region where erosion control efforts are likely to be most costly and least effective due to the lack of beach and the presence of the Breach Inlet channel adjacent to the shoreline. It should be pointed out, however, that without the six groins between the bridge and Station 29 and without the revetment at the abutment of the Thompson Memorial Bridge, the northern end of Sullivan's Island would experience continuing erosion due to inlet channel migration (the Breach Inlet channel

is forced southward by near-continuous accretion at the south end of Isle of Palms).

Despite the relatively wide setbacks along the island not adjacent to Breach Inlet, development along the oceanfront is still vulnerable to major storms. This is partially due to the low-lying nature of the island and partially due to the loss of dune protection during hurricane Hugo. Pre-Hugo dune elevations generally ranged 10 ft to 15 ft above mean sea level, while current dune elevations are generally between eight ft and 10 ft above mean sea level.

### 2.3.2 Erosion Control Strategies

Given the natural setting that exists along most of the Sullivan's Island shoreline, the Town will encourage erosion control strategies that work in concert with local coastal processes, and will prohibit erosion control strategies that further harden the shoreline.

The Town of Sullivan's Island has already adopted regulations prohibiting construction of erosion control structures in the RC-1 conservation area, and will adopt as part of this Plan a prohibition against such structures in the RS residential district. This prohibition is consistent with the 1990 Beachfront Management Act, which prohibits the construction of bulkheads, seawalls and revetments (except to protect public highways that existed on the effective date of the Act -- June, 25, 1990). The Town will allow sand bagging, dune construction and beach nourishment (see Sullivan's Island Code, Sec. 4-1, Sec. 21-26, Sec. 21-39 and Sec. 21-54; and deed restrictions on the Open Land Trust property).

Sediment borrow sources and methods of transportation and placement for dune and beach nourishment projects must be approved in advance by the SCCC, other appropriate agencies, and the Town. The Town shall consider the following as preferred borrow sources and transportation/placement methods (note that this preference does not constitute Town, SCCC or other agency approval for specific projects):

upland sources of beach-compatible sand, hauled to the site by truck, conveyor or other approved means

offshore borrow sources whose use will not adversely affect the Town shoreline by exposing it to increased wave energy

beach scraping from the low tide beach using land-based equipment, provided other borrow sources cannot be used and provided the scraping will not adversely affect the shoreline.

SCCC rules pertaining to beach nourishment/dune restoration, and SCCC guidelines for sand scraping and sand bagging are included in Appendix F and Appendix G.

## 2.4 Protection and Restoration of Sand Dunes

The Town of Sullivan's Island recognizes the important protective and ecological functions that a healthy dune system provides. The Town also recognizes that the dune system along the oceanfront must be carefully managed to insure these important functions are not lost.

The Town has adopted regulations protecting dunes and vegetation in the RC-1 conservation area and manages oceanfront property subject to Open Land Trust deed restrictions. All activities related to the alteration, destruction, restoration or enhancement of dune areas shall be governed by these regulations and by those guidelines set forth in Sec. 2.4.1.

Further, the Town incorporates the following policies related to dune protection and restoration into its Local Comprehensive Beach Management Plan:

The Town shall work with property owners and other government agencies to protect, enhance and restore the dune system along Sullivan's Island.

Dune construction, restoration, revegetation, fencing and walkover construction must be carried out in accordance with Town-approved procedures contained in this Plan and the Sullivan's Island Code.

Any activity, construction or alteration of sand dunes seaward of the SCCC 40-year setback line must be approved, in advance, by the SCCC and the Town. Furthermore, any activity, construction or alteration of sand dunes seaward of the RS/RC-1 boundary must be approved, in advance, by the Town.

Sand dunes seaward of the SCCC 40-year setback line or the RS/RC-1 boundary must not be altered unless there is no feasible alternative. Permanent alterations must be carried out in such a way that the disturbance to the dune system is minimized. In the case of temporary alterations, the dune system must be restored to its pre-existing condition.

The Town may, at its discretion, require mitigation for the permanent alteration or destruction of dune areas seaward of the SCCC 40-year setback line or RS/RC-1 boundary. Such mitigation may include: creation of new dune habitat, enhancement of existing dune habitat, installation of protective fencing or walkover structures, dedication of land or easements for access to the beach, or contribution to the Town's Beach and Dune Restoration Fund.

Sand dunes designated as critical habitat areas must not be altered, except for those activities allowed in Section 2.7.

Despite post-Hugo emergency beach and dune restoration, most areas of the Sullivan's Island dune system need repair or enhancement. The Town will develop a dune restoration plan and

will apply for state funding assistance to carry out the plan (see Sec. 2.5).

#### 2.4.1 Dune Restoration and Revegetation Guidelines

The Town of Sullivan's Island will use the following guidelines in reviewing proposed dune restoration and revegetation projects:

Dunes should be constructed or restored along an alignment consistent with nearby dunes. In instances where natural dunes do not form a well-developed line or where they have been destroyed by storms, dunes should be built above the normal limit of wave uprush and not on the active beach.

Dunes can be constructed by actively placing sand in the desired location and configuration (this method is useful for post-storm dune construction), or by allowing windblown sand to deposit naturally. Sand for use in active dune construction and restoration shall be clean sand, obtained from an approved upland source, or from beach scraping per Town and SCCC guidelines (Appendix G). Dunes shall be built in such a way that existing dunes and dune vegetation are not damaged.

Sand fencing should be used to assist natural dune building, provided the fencing does not block access to the beach. Sand fencing can also be used as a means of eliminating uncontrolled pedestrian/bicycle/vehicle traffic that destroys dunes and dune vegetation. The recommended sand fencing configuration for Sullivan's Island is shown in Figure 9. The fence configuration consists of a row of fence placed along or near the seaward dune, but above the limit of normal wave runup, and an optional row of sand fence placed farther landward. The seaward row of fence should be either a discontinuous series of short, straight segments of fence, or a discontinuous series of inverted "v" segments, with a minimum 5 ft gap between fence segments to allow free movement of nesting sea turtles. The landward row of fencing should be a continuous row of fencing, placed in a more landward location; however, the landward row of fence shall not be placed any farther seaward than the landward trough of the primary oceanfront sand dune. The landward row of sand fence is intended to prevent uncontrolled access and damage to the dune system.

Vegetation should be planted on newly constructed or repaired dunes, once the dune side slopes are stable. Vegetation should not be planted on slopes steeper than 1 on 2 (vertical to horizontal) since there is a greater likelihood that the roots will be exposed as the sand shifts to a more stable slope, and the vegetation will not survive. Vegetation that is planted to restore or repair damaged dune areas should be native to the local dune system. Native dune grasses or ground covers can be used successfully, although the former are preferred because of their extensive root systems and soil binding abilities. Two dune grasses are recommended for use along Sullivan's Island: sea oats and beach panic grass. American beach grass is not native to the area and is not recommended, contrary to recently published SCCC and SCS guidelines. There are two principal

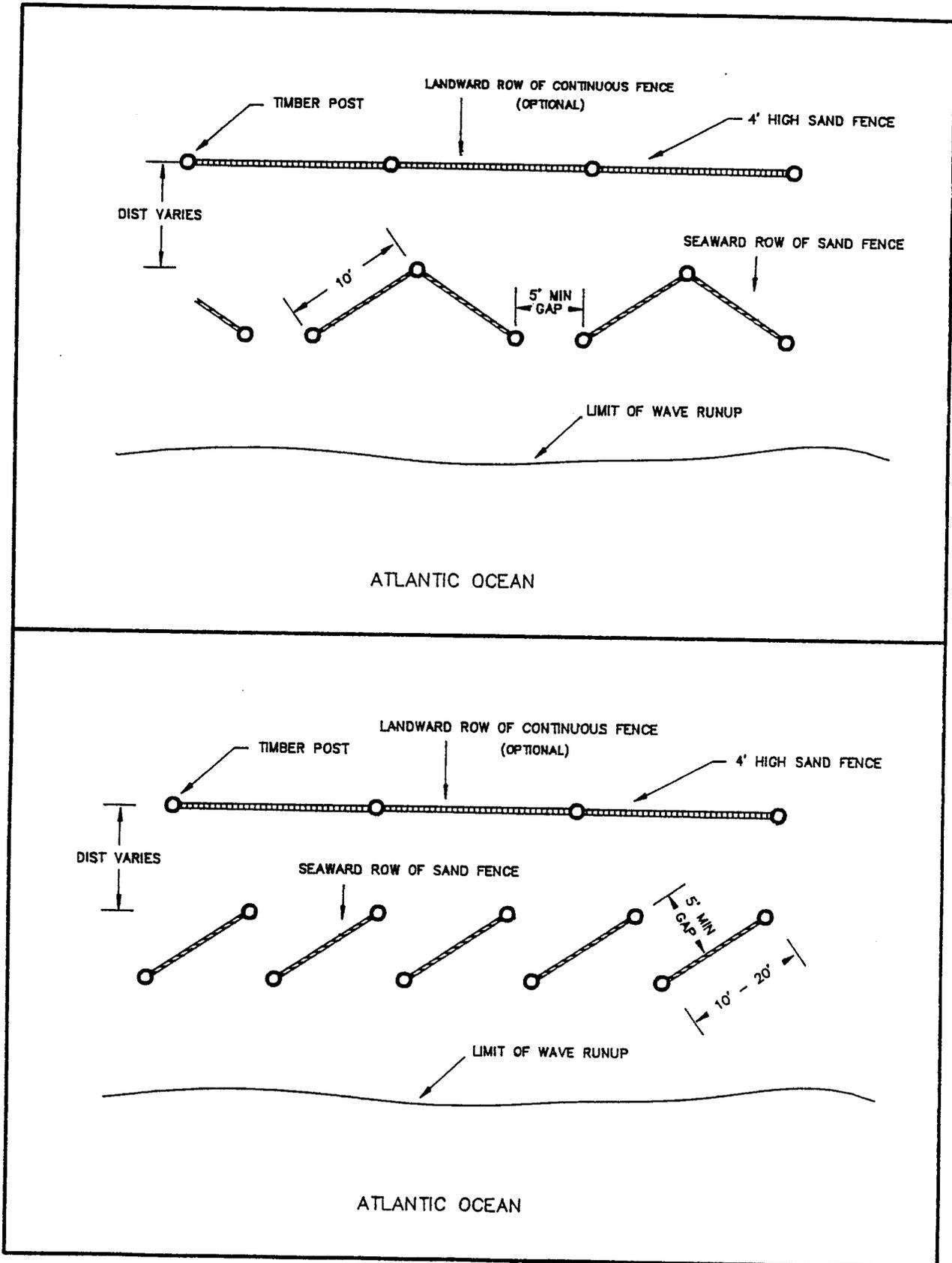


Figure 9. Recommended Sand Fence Configurations for Sullivan's Island.

sources of dune grasses -- field grown stock and nursery grown stock -- and each should be planted using different techniques. The field grown stock should be planted during the winter months, while the nursery grown stock should be planted between late spring and early fall.

Survival of newly planted dune grasses can be increased with watering and fertilization programs, as appropriate (note that too much water or fertilizer can lead to disease problems or to other non-native plants crowding out the dune grasses). Specific planting and maintenance guidelines for these two dune grasses have been developed, based on similar guidelines from Florida (Barnett and Crewz, 1989). These guidelines, developed for use at Sullivan's Island, are contained in Appendix H.

## **2.5 Funding for Beach/Dune Restoration and Nourishment**

No federal funds are presently available for beach/dune nourishment along Sullivan's Island. State funding assistance for beach/dune nourishment along Sullivan's Island will depend on the adoption of a Local Comprehensive Beach Management Plan, the availability of State funds and the ranking assigned to local projects. Availability of State funds will generally be contingent on passage of bond bills in odd-numbered years. Unfortunately the 1991 bill contained money only for matching funds for the federal project at Folly Beach. Ten million dollars in bond money made available by the 1988 General Assembly has been spent, most of it in support of emergency dune and beach restoration projects following hurricane Hugo.

Future funding assistance to local governments will be provided by the SCCC, as more funds become available. The SCCC will consider the following topics in ranking and funding projects: public access and recreation benefits; anticipated project life; environmental impacts; storm protection benefits; local support for the project. The Town will remain in contact with the SCCC to insure any available funds for beach/dune nourishment are obtained.

Another potential source of funding for beach/dune nourishment will be the Town's Beach and Dune Restoration Fund.

## **2.6 Maintenance of a Dry Sand and Ecologically Stable Beach**

The Town of Sullivan's Island recognizes the importance of maintaining a dry sand and ecologically stable beach. The beach affords habitat to a variety of species, protection to upland development and space for recreational activities. In an effort to insure the continued existence of a natural beach along Sullivan's Island, the Town will work closely with property owners and other government agencies to accomplish the following:

to encourage property owners to site oceanfront buildings and structures as far landward as possible. Where appropriate, the Town shall consider variances to reduce front yard (street) setbacks and increase rear yard

(oceanfront) setbacks [see Chapter 21 of the Sullivan's Island Code].

to encourage oceanfront property owners to reduce lot coverage by impervious surfaces and control stormwater discharge.

to require nonconforming structures that are destroyed or damaged 50 percent or more to be removed [see Sec. 21-41(F) of the Sullivan's Island Code]. Rebuilt structures must conform to all provisions of the Sullivan's Island Code, the Local Comprehensive Beach Management Plan, FEMA regulations and SCCC regulations.

to facilitate the relocation and/or abandonment and removal of structures which, because of erosion, encroach onto the active beach. In cases where such encroachment is a result of severe storms or other short-term phenomena not expected to persist, the Town shall work with affected parties to carry out erosion control efforts consistent with Sec. 2.3.2 of this Plan and the Sullivan's Island Code. In cases where long-term erosion and encroachment are likely to persist, and where erosion control efforts are not feasible or successful, the Town shall work with affected parties to remove the structures.

The Town shall not approve construction of buildings or other structures, except for dune walkways and temporary sand bagging, seaward of the RS/RC-1 boundary. Furthermore, the Town shall not approve construction which results in unnecessary destruction of dunes and dune vegetation seaward of RS/RC-1 boundary or SCCC 40-year setback line. The Town may, at its discretion, allow limited alteration or landscaping of areas seaward of the RS/RC-1 boundary or 40-year setback line. The Town may require mitigation for construction or permanent alteration of dune areas (see Sec. 2.4).

## **2.7 Protection of Endangered Species and Critical Habitats**

Background information in Sec. 1.2 of this Plan indicates that several species in South Carolina have been classified as threatened, endangered or of special concern by state and federal agencies. Thus far, census and management efforts have concentrated on the loggerhead turtle. State and federal agencies have not identified or mapped other critical habitats. In order to protect threatened, endangered and protected species, and valuable habitat areas, the Town of Sullivan's Island shall:

assist the SCWMRD and other agencies with the identification and mapping of critical habitat areas along the Sullivan's Island shoreline.

adopt and enforce ordinance that prohibit trespassing into designated areas during certain seasons (nesting areas, for example).

enforce the provisions of the Sullivan's Island Code pertaining to free-roaming dogs.

encourage beachfront property owners to eliminate or reduce lighting that shines directly onto the beach, since artificial lighting can interfere with nesting sea turtles and turtle hatchlings.

regulate vehicular traffic on the beach.

regulate erosion control and activities according to the guidelines and requirements in Sec. 2.3.2 of this Plan. Where possible, such approved activities will be restricted to wintertime.

limit acquisition of nourishment sand from areas that have been designated as critical habitat areas.

#### **2.7.1 Town Cooperation with Natural Resource Agencies**

The Town of Sullivan's Island stands ready to work with appropriate state and federal agencies to insure the continued existence of natural communities and habitats along the ocean shoreline. Inasmuch as critical habitat areas have not yet been identified and mapped by the SCWMRD, the Town will contact that agency and offer its assistance.

The Town declares as a matter of policy that its representatives shall be fully involved in assisting natural resource agencies with the identification, mapping and management of critical habitat areas. Specifically, designated Town representatives will be available to assist agency personnel during site visits to the Town's beaches, and to assist the agencies during the critical habitat designation process. Town representatives will also assist agencies by monitoring usage of critical habitat areas, and will make recommendations to the agencies when such areas can be delisted.

Education of property owners, guests and other affected groups will be a necessary part of any natural resource management strategies for Sullivan's Island. The Town will work closely with the property owners, the SCCC, the SCWMRD and other interested groups to develop and implement effective education programs.

#### **2.7.2 Regulation of Activities Affecting Protected Species and Habitats**

The Sullivan's Island Code provides a mechanism to regulate activities which may affect protected species and habitats. The Town shall supplement the existing regulations and guidelines, where necessary, with ordinances to satisfy the provisions of the Beachfront Management Act.

The Town code currently allows dogs in the beach area (RC-1 area):

between November 1st and March 15th, provided the owner/keeper or person with custody and control is present with a leash readily at hand;

between March 16th and October 31st, during the hours between 8:00 pm and 8:00 am only, provided the owner/keeper or person with custody and control is present with a leash readily at hand.

The Town shall modify its Town Code to prohibit the disturbance of nesting sea turtles, turtle nests or turtle hatchlings by dogs, and shall modify its Town Code to prohibit dogs in designated critical habitat areas, where such prohibition is posted. Penalties for violation of the above regulations pertaining to pets on the beach may include fines or imprisonment, as outlined in Sec. 3-8 of the Town Code.

The Town shall also adopt an ordinance prohibiting trespassing into designated critical habitat areas, taking into consideration both temporal and spatial usage of those critical habitat areas (see Sec. 4.2). The Town shall work with appropriate agencies to post signs designating these restricted use areas, and to educate property owners and the public about the importance of observing these restrictions.

Sections 4-16 and 4-23 of the Sullivan's Island Code restrict vehicle access to and traffic on the beach. These sections allow only emergency/law enforcement vehicles and temporary use of vehicles trailering boats as part of approved sailing events.

Relative to other S.C. barrier islands, Loggerhead turtle nesting along the Sullivan's Island shoreline has been reported by the SCWMRD to be light and sporadic. Despite this, the Town previously adopted a beach lighting ordinance that applied to the area between Station 12 and Station 21 only. This ordinance was judged to be deficient for two reasons. First, it did not satisfy the requirements of the Beachfront Management Act. Second, the ordinance encouraged artificial lights to be shaded by a red lens, apparently with the understanding that red light will not disorient hatchlings -- this understanding is incorrect.

The Town has since modified its Beach Lighting Ordinance to comply with the requirements of the Beachfront Management Act and SCWMRD. Revisions to Sec. 14-23 are included in Section 4 of the Town's Local Comprehensive Beachfront Management Plan.

All erosion control and activities shall be subject to Town approval and shall take into consideration seasonal and other special restrictions described above (see Sec. 2.7). Specifically, the Town will encourage completion of erosion control projects between November 1 and May 14, and will discourage the use of borrow and fill sites that provide critical habitat area.

## **2.8 Beach Access and Beach Use**

Public access to beaches is a major concern of the Town of Sullivan's Island . There are 28 public access points at street ends along the four-mile ocean shoreline. Four off-street parking areas provide approximately 145 public parking spaces; over 2,000 other public parking spaces exist along road rights-of-way between Middle Street and beach access points. The Town will erect signs at access points directing the public to appropriate parking spaces nearby. The existing and access and parking are sufficient to classify the entire Sullivan's Island shoreline as having full and complete access (see Figure 10 and Table 8).

The Town wishes to encourage property owners and others to use the beach for those recreational uses allowed in Chapter 12, Article IV of the Sullivan's Island Code.

## **2.9 Regulation of Vehicular Traffic**

Vehicular traffic on the beach is prohibited, except for those uses contained in Chapter 4 of the Sullivan's Island Code. However, there may be other vehicular uses which are essential to public health, welfare and safety. The following uses shall be permitted, subject to Town approval, provided the vehicles use designated vehicle access points:

emergency and law enforcement vehicles

vehicles trailering sail boats as part of approved sailing events, subject to restrictions in Sec. 4-16 and 4-23

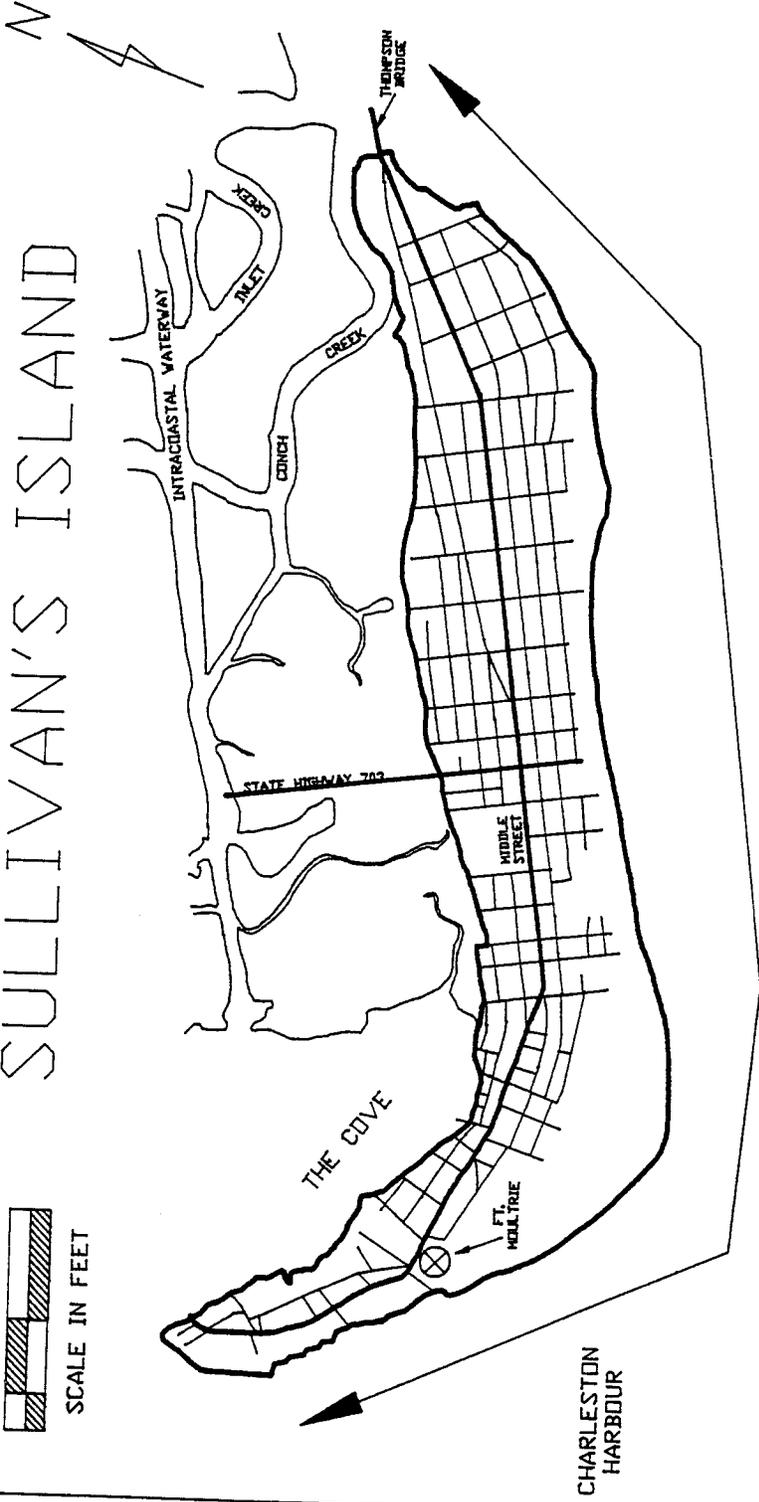
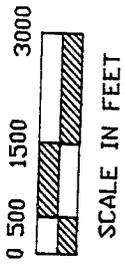
other vehicle uses deemed essential by the Town (which may include Town and other government vehicles, vehicles used to conduct beach surveys, etc.)

Vehicles using the beach shall be operated in such a manner that pedestrians and other beachgoers are not endangered or harmed. Further, vehicles shall be driven on the wet sand beach whenever possible and shall not travel on the dry sand or upper beach; vehicles shall not disturb nesting or other sensitive areas.

## **2.10 Permits and Mitigation for Construction Occurring Seaward of the 40-Year Setback Line**

The Town of Sullivan's Island requires a permit be obtained for any destruction, removal or alteration of sand dunes or vegetation seaward of the RS/RC-1 boundary or 40-year setback line. Sections 48-39-310 and 48-39-320 of the Beachfront Management Act require mitigation for any destruction of dune vegetation or construction seaward of the 40-year setback line. Any activities carried out seaward of the RS/RC-1 boundary or the 40-year setback line may require appropriate mitigation, unless the SCCC and the Town determine no adverse impacts will result and no mitigation is required. Mitigation activities shall be subject to the approval of the SCCC and the Town of Sullivan's

# SULLIVAN'S ISLAND



CHARLESTON HARBOUR

FULL AND COMPLETE PUBLIC ACCESS

Figure 10.

Table 8. SCCC Beach Public Access Facility Classification

<u>Type of Facility</u>	<u>Distance on either side of access point which will be considered as having Full and Complete Access</u>	<u>Minimum Facilities</u>
Public Access Point	1/8 mile	Trash Receptacle; walkover/improved surface access; signage; on-street parking for 6 vehicles
Local Public Access Park	1/4 mile	As above, parking for 10 vehicles
Neighborhood Public Access Park	1/2 mile	As above, showers, restrooms, parking for 25 vehicles
Community Public Access Park	3/4 mile	As above, lifeguards, concession, handicapped access and parking, parking for 75 vehicles
Regional Public Access Park	1 mile	As above, parking for 150 vehicles and greater

Island, and shall be consistent with the provisions outlined in this Plan and the Sullivan's Island Code. The Town shall work closely with the SCCC to implement and administer mitigation programs.

In determining whether or not activities will result in adverse impacts and require mitigation, the SCCC and Town will consider the following: beach access; beach movement and erosion; dunes and dune vegetation; protected species and critical habitats.

The Town shall consider the following as acceptable mitigation activities, and may require at its discretion one or more of the following:

1. creation of new dunes and dune habitat
2. revegetation, fencing or enhancement of existing dune habitat
3. beach nourishment with compatible sand from an approved source
4. dedication of new access ways
5. construction of public walkover structures or parking areas
6. contribution to the Town's Beach and Dune Restoration Fund
7. participation in programs to protect endangered species and critical habitats

The Town will work closely with property owners seeking to alter areas seaward of the RS/RC-1 boundary or 40-year setback line, in order to minimize impacts to that area and to coordinate any required mitigation. The Town will administer the mitigation program in order to protect and restore a healthy and productive dune system along the Sullivan's Island shoreline. As such, there are several general guidelines that the Town will follow in reviewing development and mitigation activities.

Destruction of dune vegetation by construction and other activities shall be prohibited unless there is no feasible alternative; in cases where destruction is permitted, it shall be held to a minimum. Destroyed dune vegetation shall be replaced at an approved location on a minimum two-to-one basis. Creation or enhancement of dune areas shall be carried out in accordance with the guidelines in Sec. 2.4.1 of this Plan. The location of any dune creation or enhancement must be approved in advance by the Town; off-site placement may be allowed if it is in the best interest of the Town.

Mitigation in the form of beach nourishment shall require a minimum of two cubic yards of beach compatible sand per foot of shoreline subject to this requirement. The location of sand placement shall be determined by the Town; off-site placement may be allowed if it is in the best interest of the Town.

New access ways that are dedicated shall be at least 10 ft wide, and shall extend from an upland road or path allowing similar use to the mean high water line. New access ways shall be drawn on plats and recorded in Horry County records. These access ways shall be clearly marked at both ends.

New walkover structures and parking areas created for mitigation purposes shall be designed, constructed and maintained in accordance with Town and State standards. The location of these structures shall be subject to approval by the Town.

In certain instances, the Town may decide that mitigation will best serve the Town's interest if it is in the form of a contribution to the Beach and Dune Restoration Fund. The Town shall develop guidelines for determining when such contributions are appropriate and the required contribution levels. Money from the Beach and Dune Restoration Fund shall only be spent to enhance and restore the beach/dune system, to enhance or increase public access to the beach, and to improve the condition and safety of the beach. Purchase or acquisition of land and structures for beach access purposes with money from the Fund will be permitted.

Mitigation may also take the form of financial or other contribution to programs designed to protect and manage endangered species and critical habitats. Contributions to similar programs that promote public education would also be considered appropriate.

#### **2.11 Stormwater Management and Drainage**

The Town, as a matter of policy, shall encourage all property owners to use those guidelines and best management practices outlined in the SCCC report, Storm Water Management Guidelines. The Town shall also work closely with property owners and the SCCC to control drainage and stormwater discharges by enforcement of the Town ordinances.

Controlling stormwater and other discharges along the beachfront areas of Sullivan's Island is a priority of the Town. Uncontrolled, direct discharge to the beach can not only lead to erosion of dune and beach areas, but can also affect water quality. The Town of Sullivan's Island has recently completed a shoreline drainage project and adopts as part of this Plan a policy to prohibit any additional outfalls or other means of direct discharge to the beach.

In the event that erosion of dune areas takes place and the potential for direct discharge of stormwater, pool overflow or other runoff to the beach increases, the Town shall require property owners to redirect any potential discharges away from the beach. The Town shall work in conjunction with all affected groups to restore and maintain natural dune areas along the shoreline as a means of reducing or eliminating the potential for direct discharge to the beach. However, property owners should not rely only on the Town's dune program to control discharge.

#### **2.12 Post-Disaster Recovery and Redevelopment**

In the wake of Hurricane Hugo, The Town has worked to develop a detailed Disaster Preparedness Plan (see Appendix I). The Town and its designated representatives and committees will work with all appropriate agencies, prior to and after a severe storm or natural disaster, to minimize potential injury and damage, and to expedite recovery and redevelopment.

All recovery and redevelopment shall be consistent with Town regulations, this Local Comprehensive Beach Management Plan, and the requirements of the Beachfront Management Act.

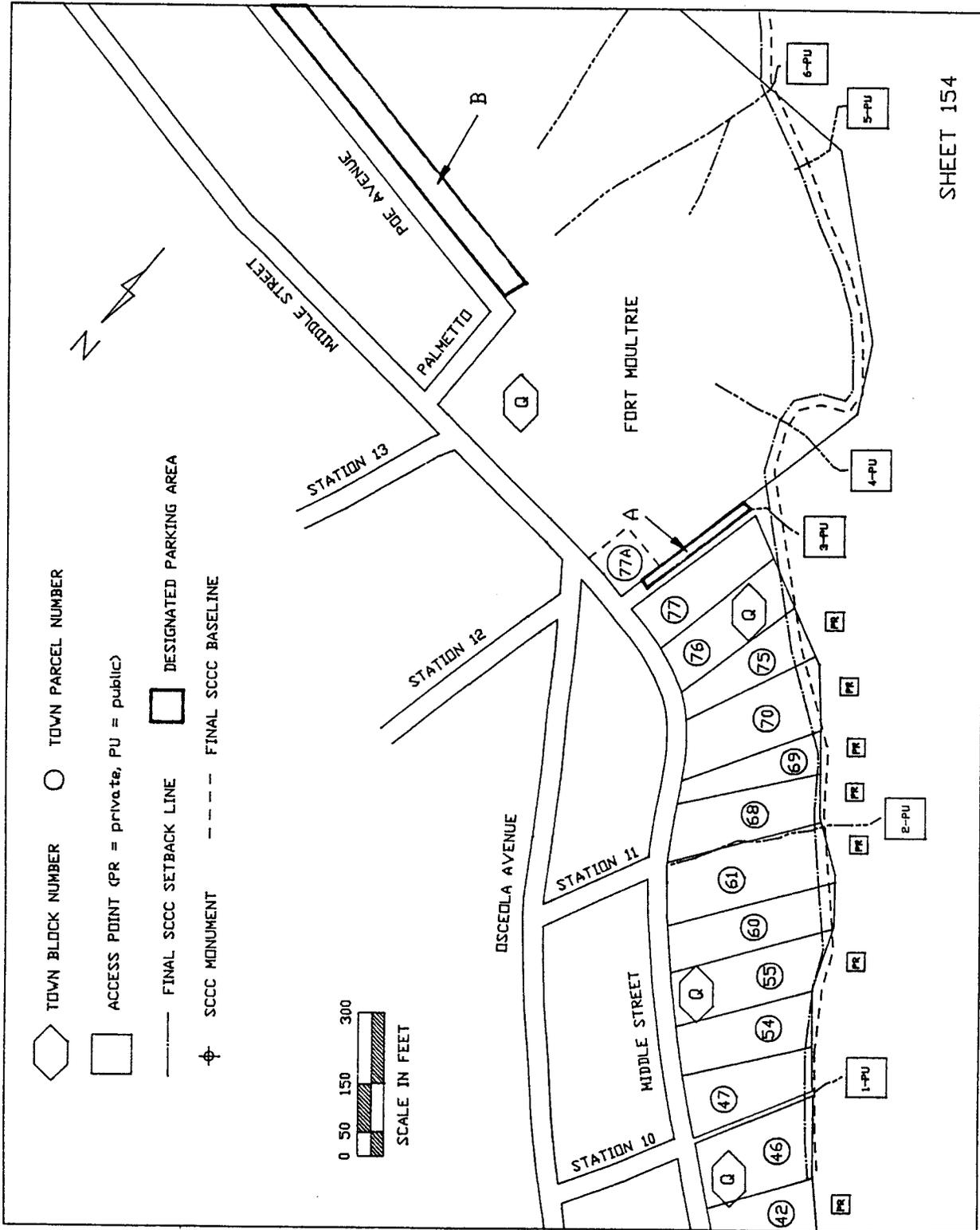
Following a severe storm, one of the first priorities of the Town shall be to assess damage to beaches, dunes and upland development, and to institute emergency protective measures to prevent further damage. Town representatives shall work closely with representatives of the SCCC, FEMA and the Corps of Engineers to complete any damage assessments quickly.

If necessary, the Town shall issue appropriate emergency orders allowing property owners to undertake emergency sand scraping and sand bagging (see Appendix G). The Town shall serve as local sponsor and coordinate any state or federal emergency protection projects; if state or federal funds are available for emergency protection and post-storm renourishment, the Town shall make application for such funds. Emergency orders and protective works shall be consistent with the Town's erosion control plan (see Sec. 2.3).

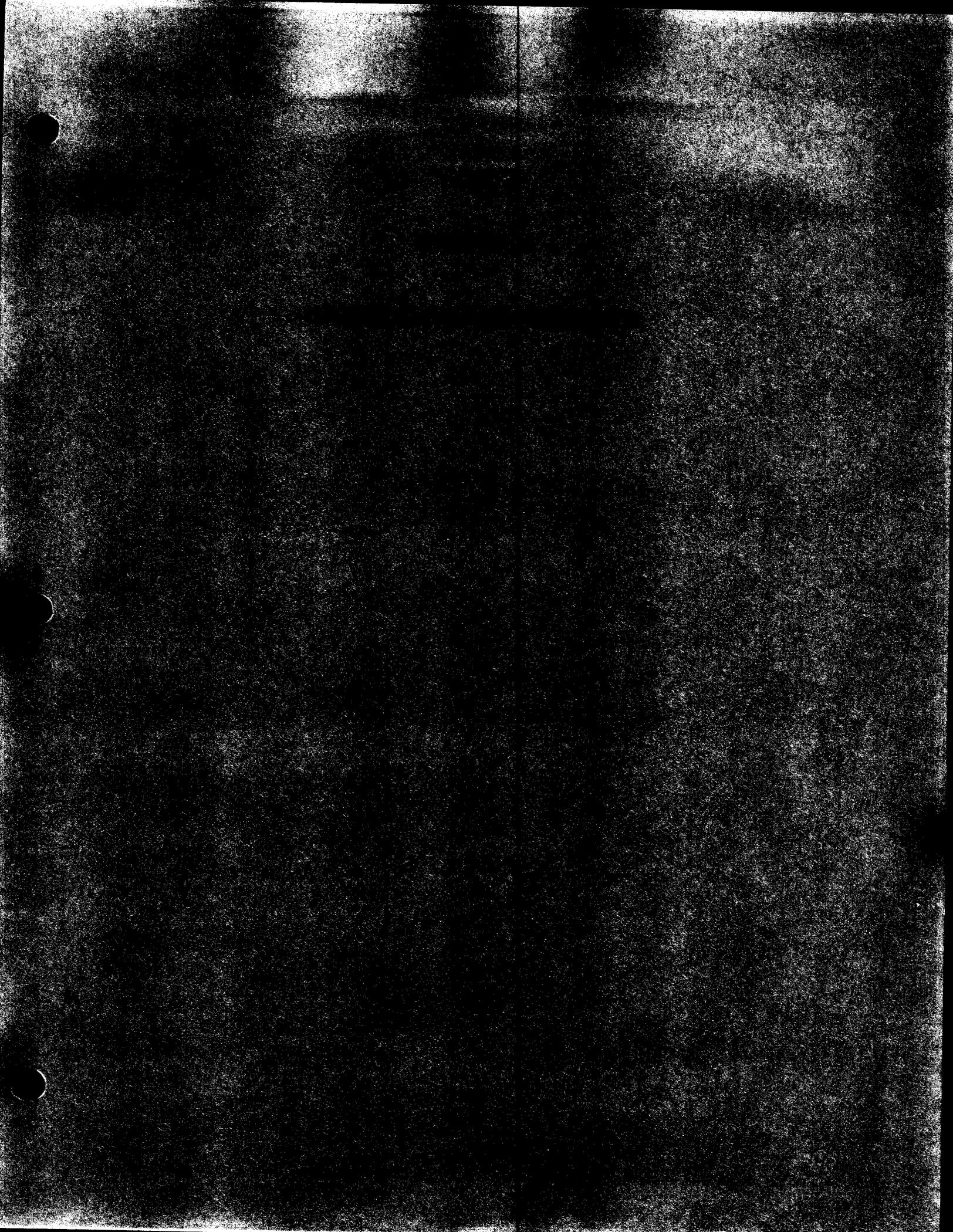
The Town shall make provisions to control and coordinate a variety of post-disaster activities in beachfront and non-beachfront areas. In addition to actions mentioned above, these shall include:

1. coordination with state and FEMA officials during damage inspections and during the administration of DSRs
2. access for residents, inspectors, utility crews, contractors and others after the disaster
3. debris removal and restoration of essential services

More details on the above actions and responsibilities can be found in the Town's Disaster Preparedness Plan.



SHEET 154



STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
	Q	42	61	A	- 87'	--
	"	"	"	--	+148'	SEAWALL***
	"	46	62	A	-173'	--
	"	"	"	--	+120'	"
STATION 10	"	47	63	A	-107'	--
	"	"	"	--	+105'	"
	"	54	64	E	-130'	--
	"	"	"	A	- 36'	--
	"	"	"	--	+153'	"
	"	"	"	G#	+ 10'	--
	"	55	65	E	-164'	--
	"	"	"	A	- 78'	--
	"	"	"	P	- 33'	--
	"	"	"	--	+118'	"
	"	60	66	A#	-120'	--
	"	"	"	--	+125'	"
	"	61	67	E	-148'	--
	"	"	"	A	-158'	--
	"	"	"	A	- 57'	--
STATION 11	"	68	76	P	-153'	--
	"	"	"	A	- 8'	--
	"	69	77	A	- 41'	--
	"	70	78	E	-105'	--
	"	"	"	A	- 51'	--

NOTE: \* MEASURED FROM INTERIM SETBACK LINE

A = HABITABLE STRUCTURE <5,000 SQ. FT.

B = HABITABLE STRUCTURE >5,000 SQ. FT.

P = POOL

C = RECREATIONAL AMENITY

D = PARKING LOT

E = ANCILLARY BUILDING

F = DECK

H = HISTORICAL STRUCTURE

S = SCHOOL BUILDING

G = FENCE

J = PIER

(-) INDICATES LANDWARD

(+) INDICATES SEAWARD

(#) INDICATES DAMAGED

\*\*\* SEAWALL RUNS CONTINUOUSLY FROM Q-61/Q-66

SULLIVAN'S ISLAND  
SHEET NO. 154  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 10	Q	61	--	PR	PI
	"	65	1	PU	UA
STATION 11	"	67	--	PR	PI
	"	76	2	PR	UA
	"	77	--	PU	UA
	"	78	--	PR	PI
	"	79	--	PR	PI
STATION 12	"	84	3	PU	M, UA, V
	"	"	4	PU	UA
	"	"	5	PU	UA
	"	"	6	PU	UA

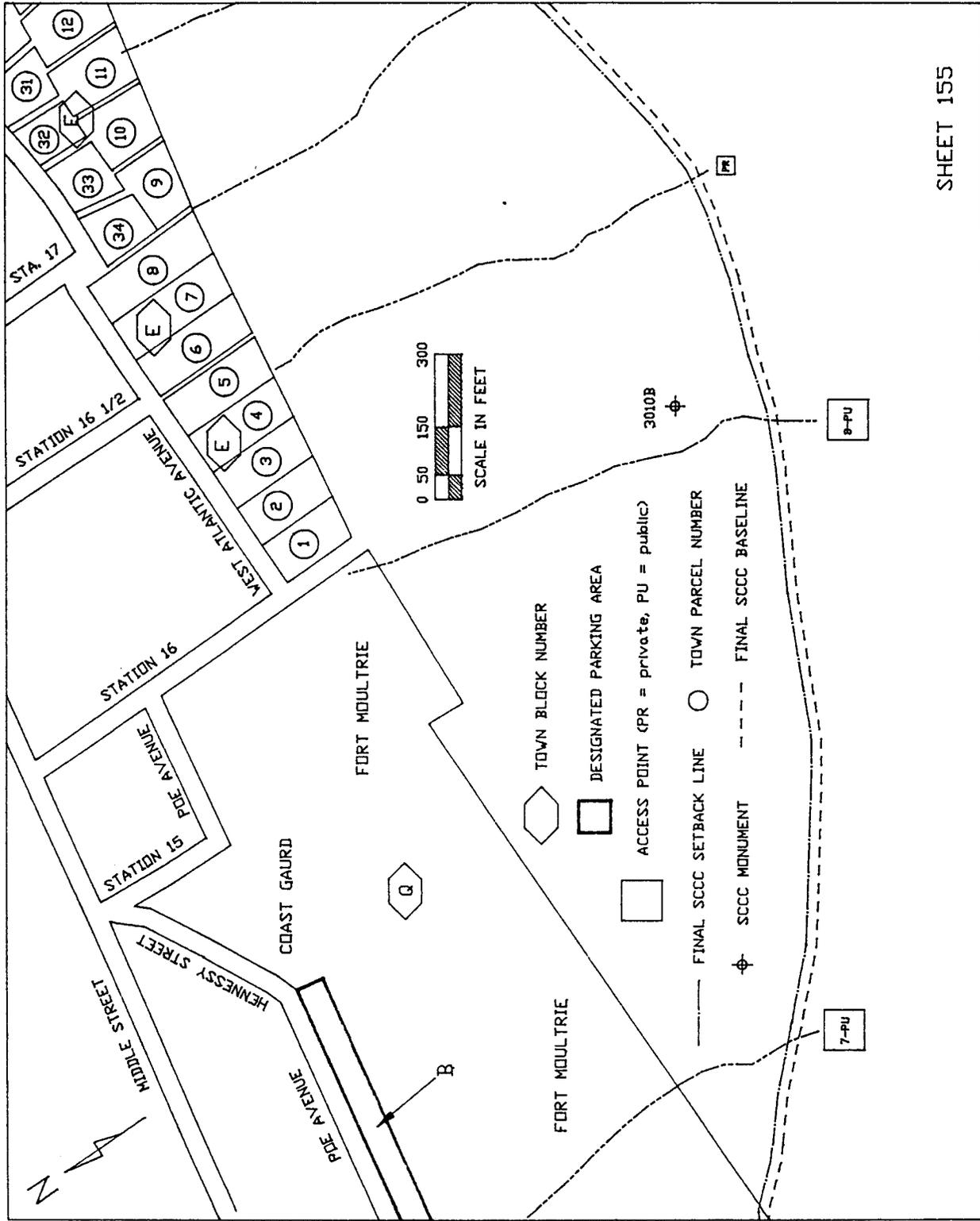
NOTE: \* PR = PRIVATE ACCESS STRUCTURE  
 PU = PUBLIC ACCESS STRUCTURE  
 ( ) = PROPOSED PUBLIC ACCESS SITE

\*\* W = DUNE WALKOVER  
 V = VEHICLE ACCESS  
 UA = UNIMPROVED ACCESS POINT  
 H = HANDICAPPED  
 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>EROSION STRUCTURE LOCATION **</u>	<u>CONTROL STRUCTURE</u>
	STATION 11					
	Q	70	78	E	-207'	---
	"	"	"	--	---	GROIN
	"	75	79	A	-51'	---
	"	"	"	A	-188'	---
	"	76	80	A	-58'	---
	"	77	81	A	-257'	---
	"	"	"	A	-176'	---
	"	"	"	--	---	GROIN
	"	77A	--	--	---	---
	STATION 12					
	"	Ft. Moultrie	84	H (Ft. Moultrie)	-148'	---
	"	"	"	--	+ 18'	REVETMENT
	"	"	"	--	---	GROIN
	"	"	"	E	-690'	---
	"	"	"	H (Bunker)	-528'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT.      \*\* MEASURED FROM INTERIM SETBACK LINE  
 B = HABITABLE STRUCTURE >5,000 SQ. FT.      (-) INDICATES LANDWARD  
 P = POOL      (+) INDICATES SEAWARD  
 C = RECREATIONAL AMENITY      (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER



SHEET 155

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
	Q	Ft. Moultrie	84	E	- 692'	---
	"	"	"	H (BUNKER)	- 528'	---
	"	"	"	E (COAST GUARD)	- 931'	---
	"	"	"	G (COAST GUARD)	- 762'	---
	"	"	"	A (COAST GUARD)	- 862'	---
	"	"	86	H (BUNKER)	- 1169'	---
	"	"	119	--	---	---
STATION 16	E	1	1	A	- 1030'	---
	"	2	2	A	- 1036'	---
	"	3	3	A	- 1037'	---
	"	4	4	A	- 1017'	---
	"	5	5	A	- 1004'	---
STATION 16 1/2	"	6	6	A	- 999'	---
	"	7	7	A	- 955'	---
	"	8	8	A	- 906'	---
STATION 17	"	34	9	A	- 913'	---
	"	9	10	A	- 801'	---
	"	33	11	A	- 916'	---
	"	10	12	A	- 804'	---
	"	32	13	A	- 935'	---
	"	11	14	A	- 763'	---
	"	"	14	E	- 875'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT. \*\* MEASURED FROM INTERIM SETBACK LINE

B = HABITABLE STRUCTURE >5,000 SQ. FT. (-) INDICATES LANDWARD

P = POOL (+) INDICATES SEAWARD

C = RECREATIONAL AMENITY (#) INDICATES DAMAGED

D = PARKING LOT

E = ANCILLARY BUILDING

F = DECK

H = HISTORICAL STRUCTURE

S = SCHOOL BUILDING

G = FENCE

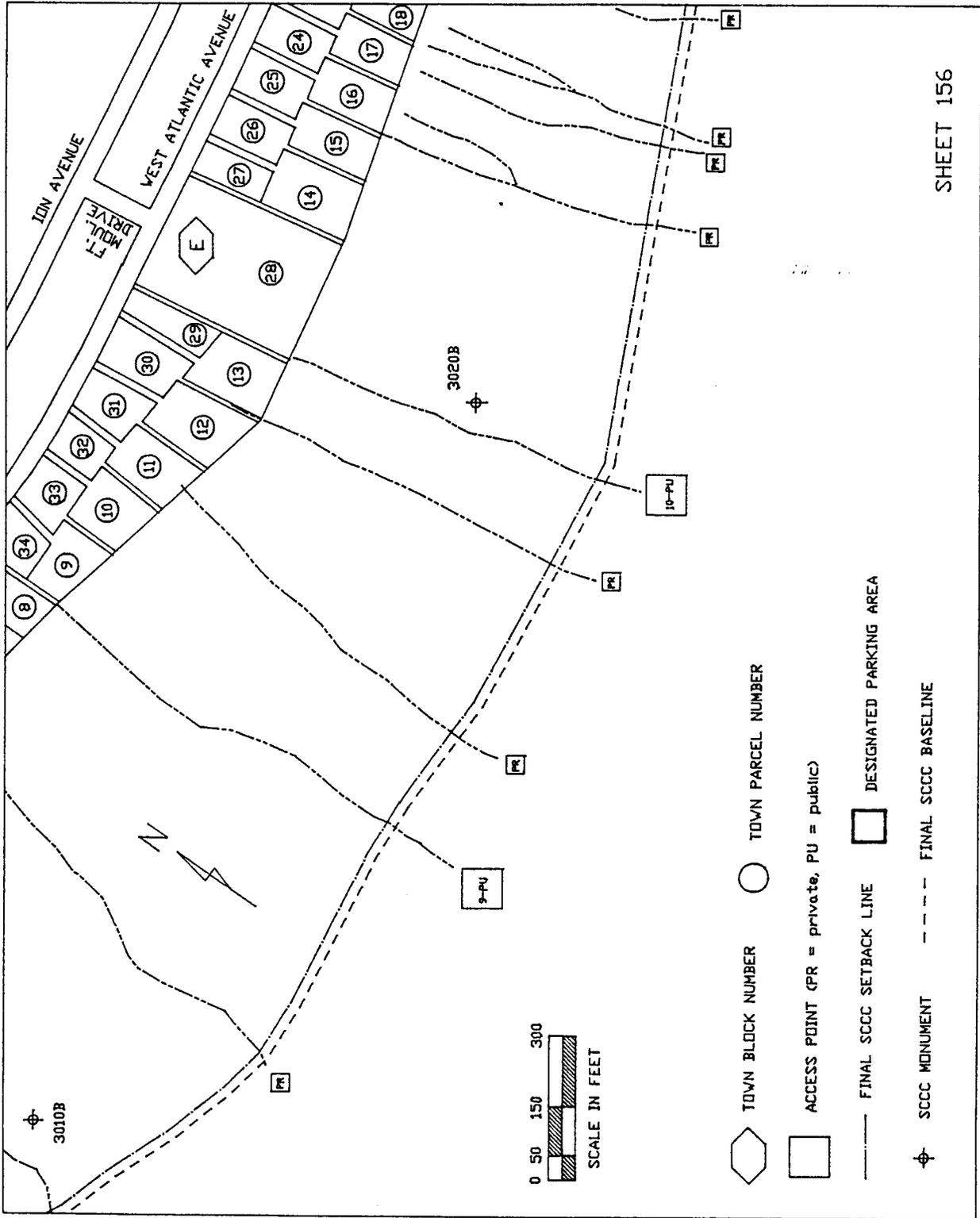
J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 155  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
	Q	84	7	PU	UA
	"	119	8	PU	UA
STATION 16	E	4-5	--	PR	UA

NOTE: \* PR = PRIVATE ACCESS STRUCTURE  
 PU = PUBLIC ACCESS STRUCTURE  
 ( ) = PROPOSED PUBLIC ACCESS SITE

\*\* W = DUNE WALKOVER  
 V = VEHICLE ACCESS  
 UA = UNIMPROVED ACCESS POINT  
 H = HANDICAPPED  
 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS



SHEET 156

STRUCTURAL INVENTORY

STREET	TOWN BLOCK	TOWN PARCEL	COUNTY PARCEL	STRUCTURE INVENTORY *	STRUCTURE LOCATION **	EROSION CONTROL STRUCTURE
	E	9	10	A	- 801'	---
	"	33	11	A	- 916'	---
	"	10	12	A	- 804'	---
	"	32	13	A	- 935'	---
	"	11	14	A	- 763'	---
	"	"	"	E	- 875'	---
	"	31	15	A	- 921'	---
	"	12	16	A	- 708'	---
	"	"	"	E	- 798'	---
	"	30	17	A	- 900'	---
	"	13	18	A	- 724'	---
	"	29	19	--	---	---
FT. MOULTRIE DR	"	28	20	B	- 750'	---
"	"	"	"	P	- 678'	---
"	"	"	"	F	- 709'	---
"	"	27	21	--	---	---
"	"	14	22	F	- 657'	---
"	"	26	23	--	---	---
"	"	15	24	A	- 620'	---
"	"	25	25	A	- 767'	---
"	"	"	"	E	- 754'	---
"	"	16	26	A	- 602'	---
"	"	24	27	--	---	---
"	"	17	28	A	- 591'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT. \*\* MEASURED FROM INTERIM SETBACK LINE

B = HABITABLE STRUCTURE >5,000 SQ. FT. (-) INDICATES LANDWARD

P = POOL (+) INDICATES SEAWARD

C = RECREATIONAL AMENITY (#) INDICATES DAMAGED

D = PARKING LOT

E = ANCILLARY BUILDING

F = DECK

H = HISTORICAL STRUCTURE

S = SCHOOL BUILDING

G = FENCE

J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 156  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
		4-5	--	PR	UA
STATION 17	E		9	PU	UA
	"	14	--	PR	UA
	"	16-18	--	PR	PI
FT. MOULTRIE DR.	"	18-20	10	PU	UA, V, M
	"	24-26	--	PR	UA
	"	28	--	PR	UA
	"	30	--	PR	UA
	"	32	--	PR	UA

NOTE: \*

PR = PRIVATE ACCESS STRUCTURE  
PU = PUBLIC ACCESS STRUCTURE  
( ) = PROPOSED PUBLIC ACCESS SITE

\*\*

W = DUNE WALKOVER  
V = VEHICLE ACCESS  
UA = UNIMPROVED ACCESS POINT  
H = HANDICAPPED  
R = RESTROOMS  
S = SHOWERS  
L = LIFEGUARD  
PI = PARTIALLY IMPROVED ACCESS  
(WOODEN PLANKS, SOME CONCRETE, ETC.)  
M = ACCESS POINT INDICATED BY SIGNS



STRUCTURAL INVENTORY

STREET	TOWN BLOCK	TOWN PARCEL	COUNTY PARCEL	STRUCTURE INVENTORY *	STRUCTURE LOCATION **	EROSION CONTROL STRUCTURE
FT. MOULTRIE DR	E	27	21	--	---	---
	"	14	22	F	- 657'	---
	"	26	23	--	---	---
	"	15	24	A	- 620'	---
	"	25	25	A	- 767'	---
	"	"	"	E	- 754'	---
	"	"	16	A	- 602'	---
	"	"	24	--	---	---
	"	"	17	A	- 591'	---
	"	"	23	A	- 719'	---
	"	"	18	A	- 562'	---
	"	"	22	E	- 803'	---
	"	"	"	A	- 711'	---
	"	"	19	A	- 546'	---
STATION 18	"	21	33	A	- 647'	---
	"	"	34	A	- 498'	---
	"	"	86	A	- 666'	---
	"	"	87	A	- 670'	---
	"	198	83	A	- 883'	---
	"	"	"	A	- 783'	---
	"	199	"	A	- 872'	---
	"	"	"	E	- 766'	---
	"	COAST GUARD	113	E	- 676'	---
	"	"	"	E (LIGHTHOUSE)	- 595'	---
"	"	"	E (GUYED TOWER)	- 450'	---	

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT.  
 B = HABITABLE STRUCTURE >5,000 SQ. FT.  
 P = POOL  
 C = RECREATIONAL AMENITY  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

\*\* MEASURED FROM INTERIM SETBACK LINE  
 (-) INDICATES LANDWARD  
 (+) INDICATES SEAWARD  
 (#) INDICATES DAMAGED

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
STATION 18 1/2	?	Z1	90	--	---	---
	"	Z2	89	A	- 195'	---
STATION 19	"	Y1	88	--	---	---
	"	Y2	80	A	- 189'	---
STATION 20	"	STATE OF SC	69	H (BUNKER)	- 625'	---
	"	SCHOOL DISTRICT NO. 2	68	--	---	JETTY
	"	"	"	S	- 492'	---
	"	"	"	S	- 437'	---
	"	"	"	S	- 497'	---
	"	STATE OF SC	67	H (BUNKER)	- 673'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT. \*\* MEASURED FROM INTERIM SETBACK LINE  
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 P = POOL (+) INDICATES SEAWARD  
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 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 157  
BEACH ACCESS INVENTORY

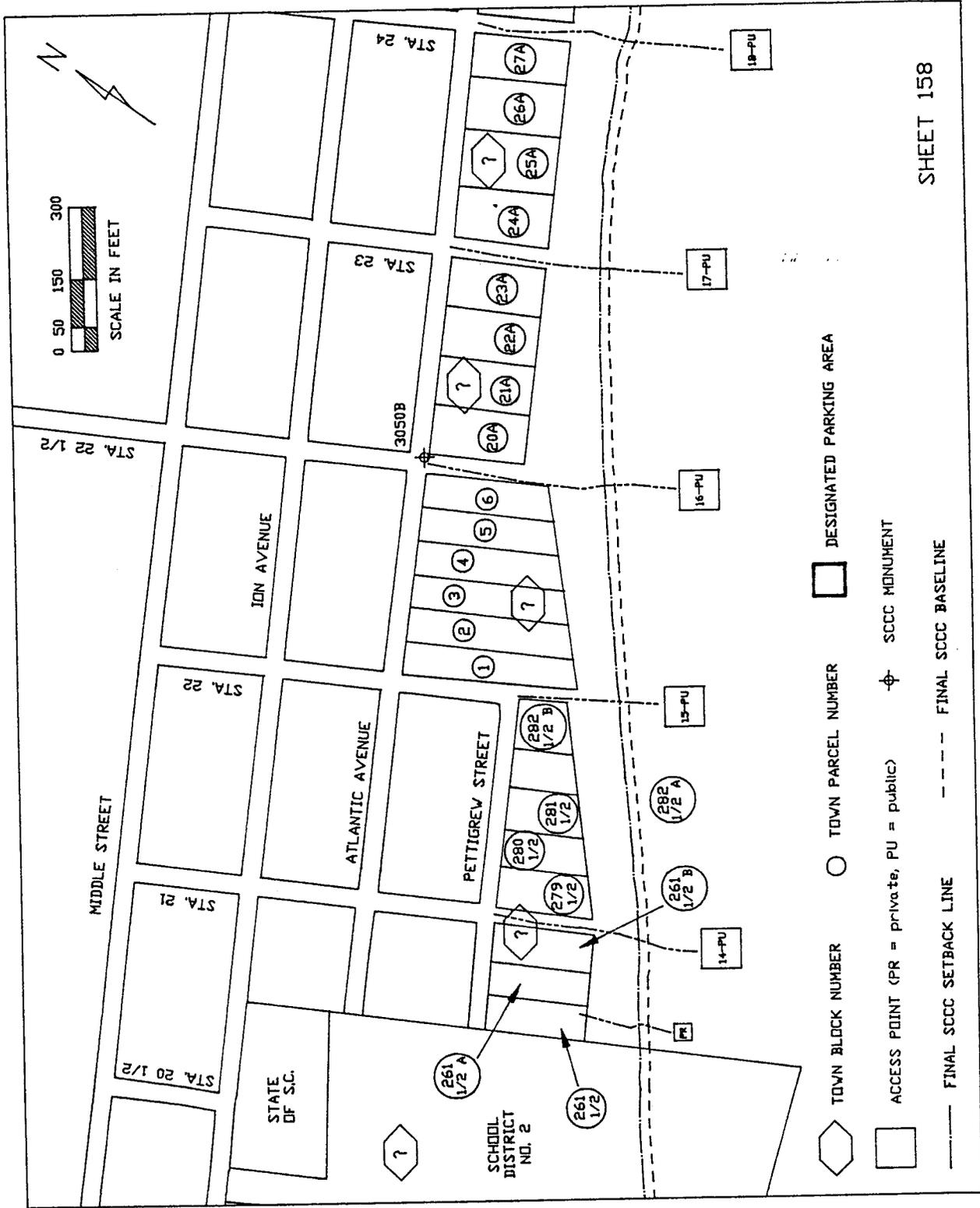
<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
FT. MOULTRIE DR.	E	24-26	--	PR	UA
	"	28	--	PR	UA
	"	30	--	PR	UA
	"	32	--	PR	UA
STATION 18			11	PU	V, M, UA
STATION 18 1/2			12	PU	M, UA
STATION 19			13	PU	UA

NOTE: \*

PR = PRIVATE ACCESS STRUCTURE  
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M = ACCESS POINT INDICATED BY SIGNS



SHEET 158

SULLIVAN'S ISLAND, BEACH MANAGEMENT PLAN  
 Prepared by Applied Technology and Management, Inc.  
 Charleston, SC

STRUCTURAL INVENTORY

STREET	TOWN BLOCK	TOWN PARCEL	SCHOOL DISTRIC NO. 2	COUNTY PARCEL	STRUCTURE INVENTORY *	STRUCTURE LOCATION **	EROSION CONTROL STRUCTURE
	?		SCHOOL DISTRIC NO. 2	68	S	- 445'	---
STATION 20 1/2	"	STATE OF SC		67	H (BUNKER)	- 670'	---
	"	261 1/2		54	A	- 136'	---
	"	261 1/2A		53	A	- 111'	---
	"	261 1/2B		52	E	- 256'	---
	"			"	A	- 188'	---
STATION 21	"	279 1/2		51	A	- 171'	---
	"	"		"	E	- 253'	---
	"	280 1/2		50	A	- 136'	---
	"	281 1/2		49	A	- 107'	---
	"	"		"	E	- 218'	---
	"	282 1/2A		48	A	- 147'	---
	"	282 1/2B		47	A	- 157'	---
STATION 22	"	1		46	--	---	---
	"	2		45	A	- 259'	---
	"	3		44	A	- 265'	---
	"	4		43	A	- 242'	---
	"	5		42	--	---	---
	"	6		41	A	- 284'	---
STATION 22 1/2	"	20A		54	A	- 247'	---
	"	21A		55	--	---	---
	"	22A		56	A	- 244'	---
	"	23A		57	A	- 212'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT.  
 B = HABITABLE STRUCTURE >5,000 SQ. FT.  
 P = POOL  
 C = RECREATIONAL AMENITY  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

\*\* MEASURED FROM INTERIM SETBACK LINE  
 (-) INDICATES LANDWARD  
 (+) INDICATES SEAWARD  
 (#) INDICATES DAMAGED

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
STATION 23						
	?	24A	58	A	- 187'	---
	"	25A	59	A	- 172'	---
	"	26A	60	A	- 167'	---
	"	"	"	E	- 261'	---
	"	27A	61	A	- 119'	---
STATION 24						

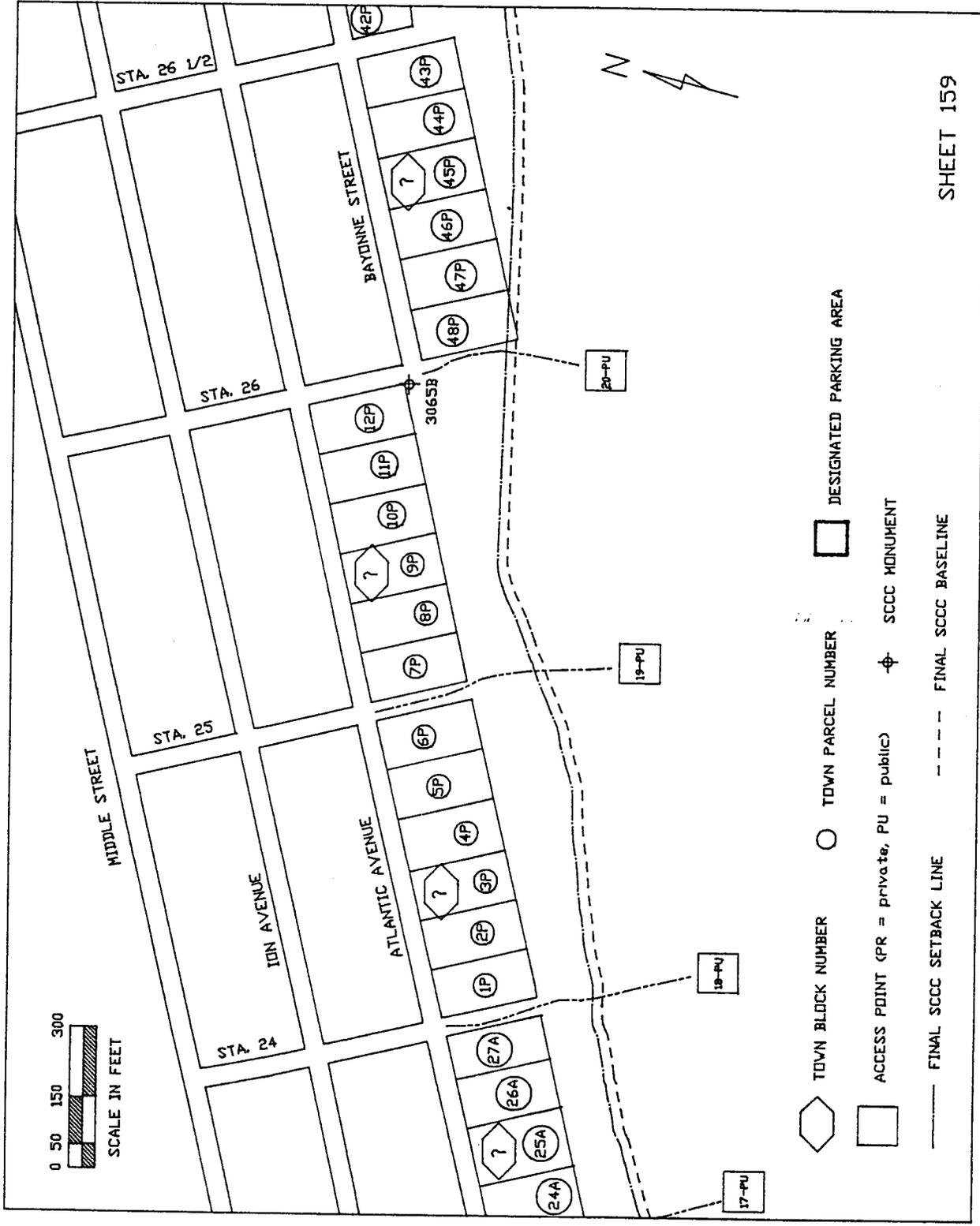
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 B = HABITABLE STRUCTURE >5,000 SQ. FT. (-) INDICATES LANDWARD  
 P = POOL (+) INDICATES SEAWARD  
 C = RECREATIONAL AMENITY (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 158  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 20 1/2	?	54	--	PR	PI
STATION 21			14	PU	W, M
STATION 22			15	PU	V, M, UA
STATION 22 1/2			16	PU	W, M
STATION 23			17	PU	M, UA
STATION 24			18	PU	M, UA

NOTE: \* PR = PRIVATE ACCESS STRUCTURE  
 PU = PUBLIC ACCESS STRUCTURE  
 ( ) = PROPOSED PUBLIC ACCESS SITE

\*\* W = DUNE WALKOVER  
 V = VEHICLE ACCESS  
 UA = UNIMPROVED ACCESS POINT  
 H = HANDICAPPED  
 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS



- TOWN BLOCK NUMBER
- TOWN PARCEL NUMBER
- DESIGNATED PARKING AREA
- ACCESS POINT (PR = private, PU = public)
- SCCC MONUMENT
- FINAL SCCC SETBACK LINE
- FINAL SCCC BASELINE

SHEET 159

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
	?	25A	59	A	- 172'	---
	"	26A	60	A	- 167'	---
	"	"	"	E	- 261'	---
STATION 24	"	27A	61	A	- 119'	---
	"	1P	62	A	- 219'	---
	"	2P	63	A	- 125'	---
	"	"	"	E	- 314'	---
	"	3P	64	A	- 151'	---
	"	4P	65	A	- 170'	---
	"	5P	66	A	- 188'	---
STATION 25	"	6P	67	A	- 155'	---
	"	7P	68	A	- 171'	---
	"	8P	69	A	- 129'	---
	"	9P	70	A	- 142'	---
	"	10P	71	A	- 187'	---
	"	11P	72	E	- 328'	---
	"	"	"	A	- 252'	---
STATION 26	"	12P	73	A	- 287'	---
	"	48P	85	A	- 101'	---
	"	47P	84	A	- 122'	---
	"	46P	83	A	- 157'	---
	"	45P	82	A	- 163'	---
	"	44P	81	--	---	---
STATION 26 1/2	"	43P	80	A	- 186'	---

NOTE: \* A = HABITABLE STRUCTURE <5,000 SQ. FT. \*\* MEASURED FROM INTERIM SETBACK LINE  
 B = HABITABLE STRUCTURE >5,000 SQ. FT. (-) INDICATES LANDWARD  
 P = POOL (+) INDICATES SEAWARD  
 C = RECREATIONAL AMENITY (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND

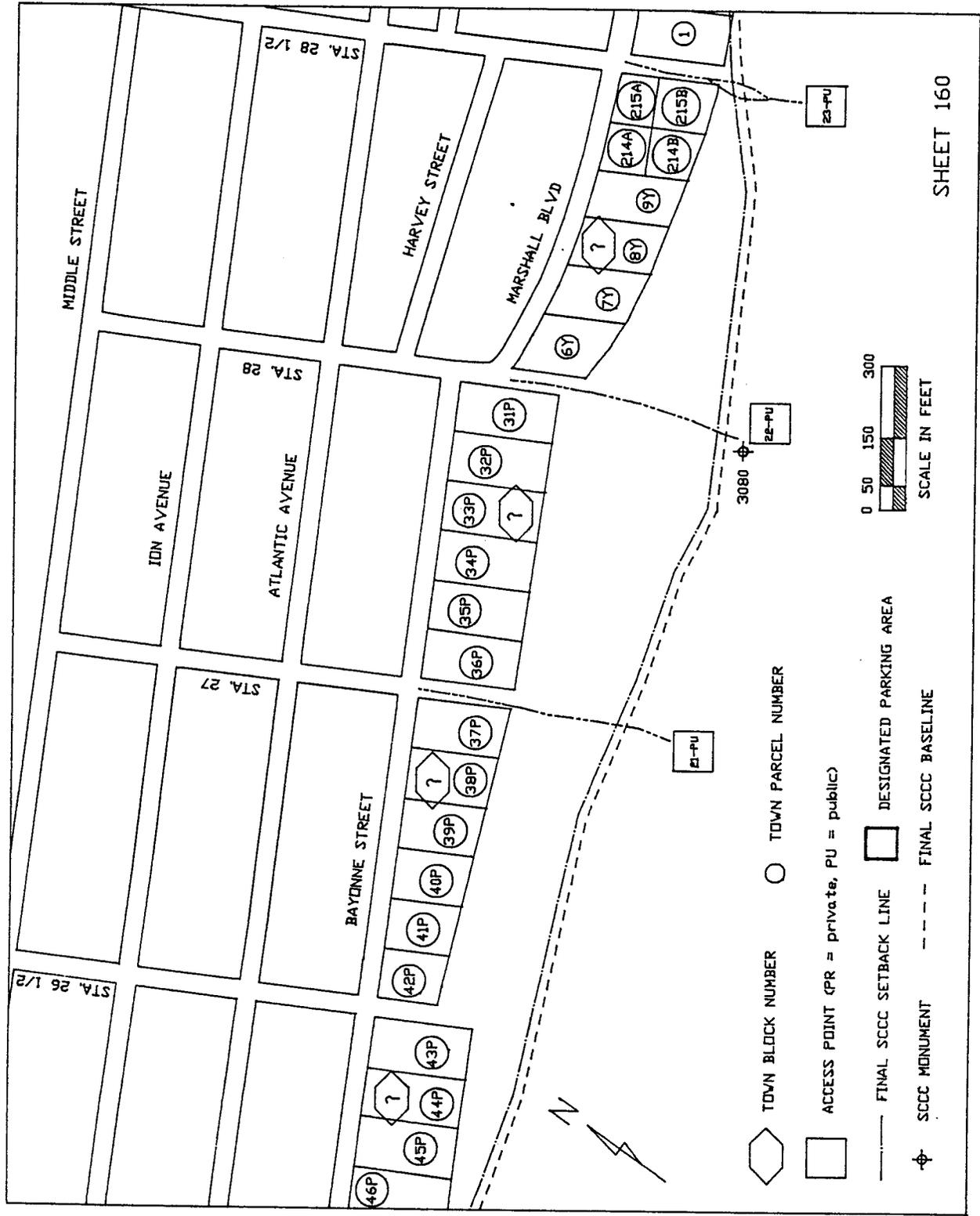
SHEET NO. 159

BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 23			17	PU	M, UA
STATION 24			18	PU	M, UA
STATION 25			19	PU	M, UA
STATION 26			20	PU	M, UA, V
STATION 26 1/2			--	--	---

NOTE: \* PR = PRIVATE ACCESS STRUCTURE  
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 ( ) = PROPOSED PUBLIC ACCESS SITE

\*\* W = DUNE WALKOVER  
 V = VEHICLE ACCESS  
 UA = UNIMPROVED ACCESS POINT  
 H = HANDICAPPED  
 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS



SHEET 160

SULLIVAN'S ISLAND, BEACH MANAGEMENT PLAN  
 Prepared by Applied Technology and Management, Inc.  
 Charleston, SC

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>TOWN PARCEL</u>	<u>COUNTY PARCEL</u>	<u>STRUCTURE INVENTORY *</u>	<u>STRUCTURE LOCATION **</u>	<u>EROSION CONTROL STRUCTURE</u>
	?	46P	83	A	- 157'	---
	"	45P	82	A	- 163'	---
	"	44P	81	--	---	---
	"	43P	80	A	- 186'	---
STATION 26 1/2	"	42P	70	A	- 253'	---
	"	41P	69	--	---	---
	"	40P	68	A	- 231'	---
	"	39P	67	A	- 249'	---
	"	38P	66	A	- 260'	---
	"	37P	65	A	- 266'	---
STATION 27	"	36P	64	A	- 305'	---
	"	35P	63	A	- 361'	---
	"	34P	62	A	- 324'	---
	"	33P	61	A	- 338'	---
	"	32P	60	--	---	---
	"	31P	59	A	- 361'	---
STATION 28	"	6Y	71	A	- 298'	---
	"	7Y	72	--	---	---
	"	8Y	73	--	---	---
	"	9Y	74	A	- 236'	---
	"	214A	75	--	---	---
	"	215A	76	--	---	---
	"	214B	--	--	---	---
	"	215B	--	A	- 93'	---
STATION 28 1/2	1		77	A	- 33'	---

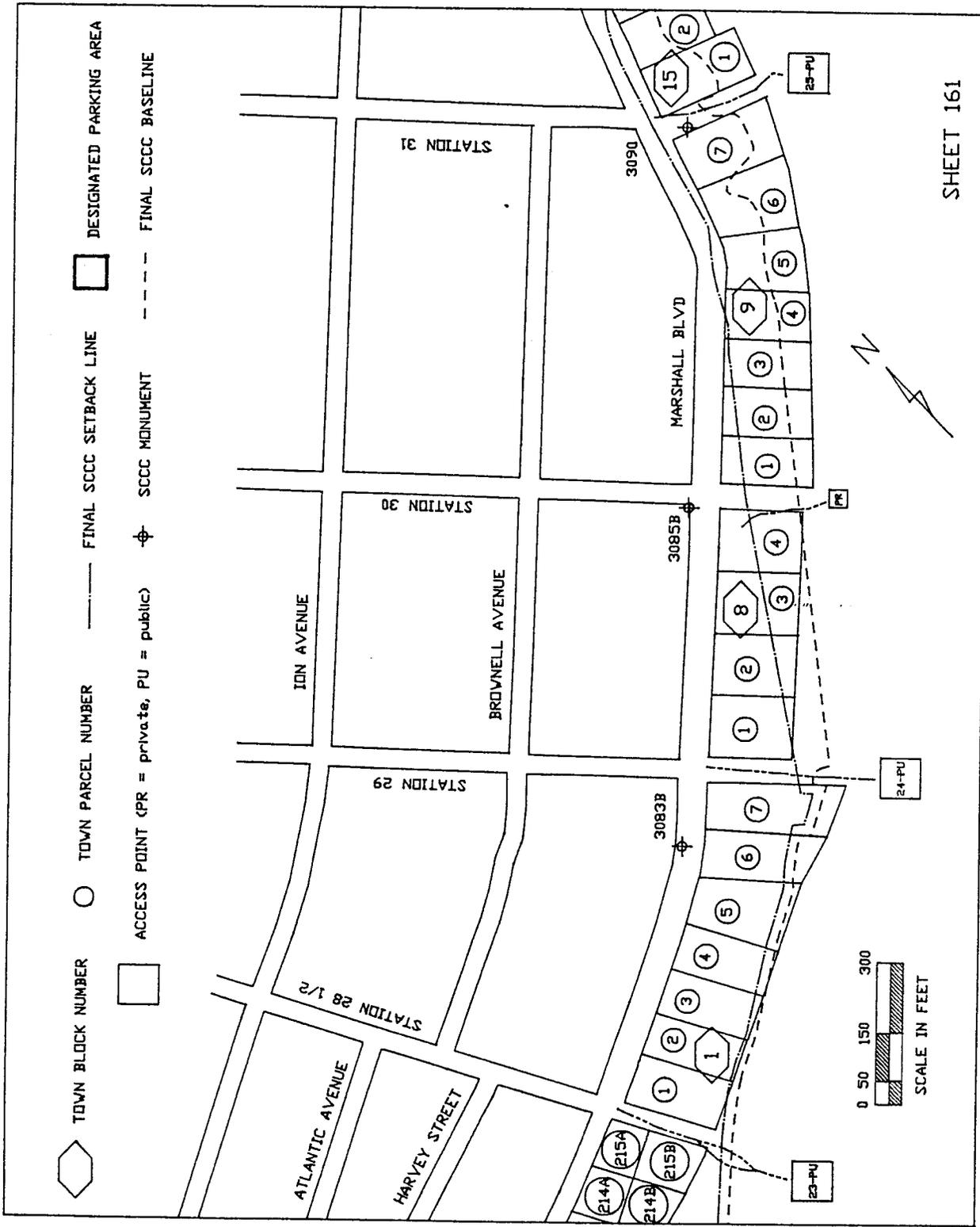
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 B = HABITABLE STRUCTURE >5,000 SQ. FT.      (-) INDICATES LANDWARD  
 P = POOL      (+) INDICATES SEAWARD  
 C = RECREATIONAL AMENITY      (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 160  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN</u> <u>BLOCK</u>	<u>COUNTY</u> <u>PARCEL</u>	<u>ACCESS</u> <u>SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 26 1/2					
STATION 27			21	PU	M, UA, V
STATION 28			22	PU	M, UA, V
STATION 28 1/2			23	PU	M, UA, V

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 ( ) = PROPOSED PUBLIC ACCESS SITE

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 V = VEHICLE ACCESS  
 UA = UNIMPROVED ACCESS POINT  
 H = HANDICAPPED  
 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS



SHEET 161

STRUCTURAL INVENTORY

<u>STREET</u>	<u>TOWN</u> <u>BLOCK</u>	<u>TOWN</u> <u>PARCEL</u>	<u>COUNTY</u> <u>PARCEL</u>	<u>STRUCTURE</u> <u>INVENTORY *</u>	<u>STRUCTURE</u> <u>LOCATION **</u>	<u>EROSION</u> <u>CONTROL</u> <u>STRUCTURE</u>
	?	214A	--	--	---	---
	"	215A	75	--	---	---
	"	?	76	A	- 93'	---
STATION 28 1/2	1	1	77	A	- 33'	---
	"	2	78	A	- 23'	---
	"	3	79	A	- 37'	---
	"	4	80	A	- 50'	---
	"	5	81	E	- 125'	---
	"	"	"	A	- 19'	---
	"	"	"	--	+ 37'	SEAWALL (SO. PL)#
	"	"	"	--	+ 50'	SEAWALL (NO. PL)#
	"	6	82	--	---	---
	"	7	83	A	- 25'	---
	"	"	"	--	+ 68'	SEAWALL (SO. PL)#
STATION 29	"	"	"	--	+ 62'	SEAWALL (NO. PL)#
	8	1	66	A	+ 2'	---
	"	"	"	--	---	GROIN
	"	2	67	A	+ 20'	---
	"	"	"	--	+ 74'	SEAWALL#
	"	3	68	A	+ 54'	---
	"	4	69	E	- 3'	---
	"	"	"	A	+ 90'	---

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 C = RECREATIONAL AMENITY (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

STRUCTURAL INVENTORY

STREET	TOWN BLOCK	TOWN PARCEL	COUNTY PARCEL	STRUCTURE INVENTORY *	STRUCTURE LOCATION **	EROSION CONTROL STRUCTURE
STATION 30						
	9	1	70	---	GROIN	---
	"	2	71	A (FOUNDATION ONLY)	+ 104'	---
	"	3	72	A	+ 108'	---
	"	4	73	J#	---	GROIN
	"	5	74	A	+ 92'	---
	"	"	74	---	---	GROIN
	"	5-6	74-75	---	+ 163'	REVETMENT
	"	6	75	A	+ 125'	---
	"	7	76	---	+ 184'	SEAWALL (SO. PL)
	"	"	76	---	+ 205'	SEAWALL (NO. PL)
STATION 31						
	15	1	101	A	---	GROIN
	"	"	101	---	+ 139'	---
	"	2	102	---	+ 172'	REVETMENT (SO. PL)
	"	"	102	A	+ 164'	REVETMENT (NO. PL)
	"	"	102	---	+ 115'	---

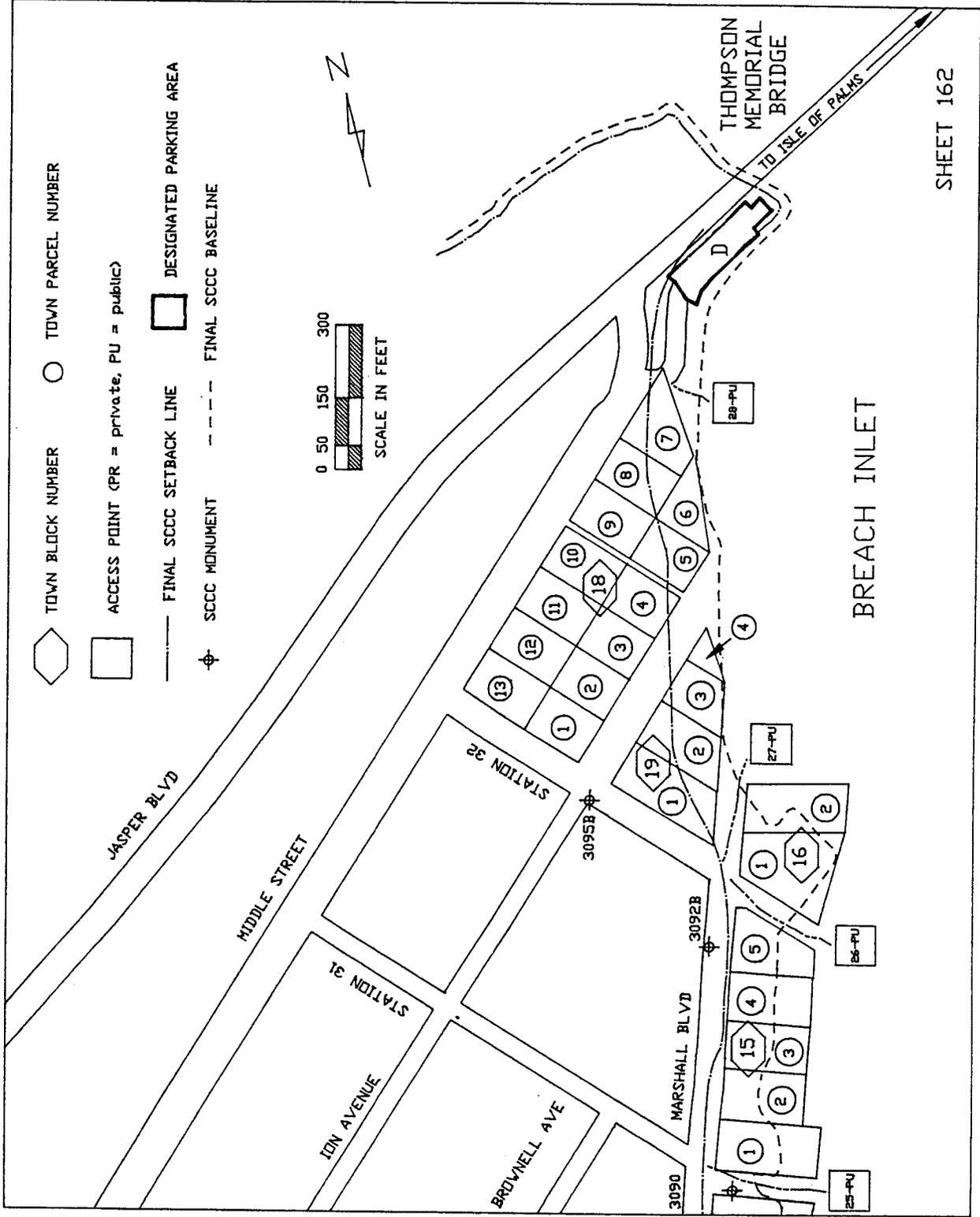
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 B = HABITABLE STRUCTURE >5,000 SQ. FT. (-) INDICATES LANDWARD  
 P = POOL (+) INDICATES SEAWARD  
 C = RECREATIONAL AMENITY (#) INDICATES DAMAGED  
 D = PARKING LOT  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 161  
BEACH ACCESS INVENTORY

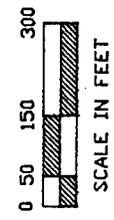
<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 28 1/2			23	PU	M, UA, V
STATION 29			24	PU	M, W
	8	69	--	PR	UA
STATION 31			25	PU	W, M

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 UA = UNIMPROVED ACCESS POINT  
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 R = RESTROOMS  
 S = SHOWERS  
 L = LIFEGUARD  
 PI = PARTIALLY IMPROVED ACCESS  
 (WOODEN PLANKS, SOME CONCRETE, ETC.)  
 M = ACCESS POINT INDICATED BY SIGNS



- TOWN BLOCK NUMBER
- TOWN PARCEL NUMBER
- ACCESS POINT (PR = private, PU = public)
- DESIGNATED PARKING AREA
- FINAL SCCC SETBACK LINE
- FINAL SCCC BASELINE
- ⊕ SCCC MONUMENT



SHEET 162

SULLIVAN'S ISLAND, BEACH MANAGEMENT PLAN  
Prepared by Applied Technology and Management, Inc.  
Charleston, SC

STRUCTURAL INVENTORY

STREET	TOWN BLOCK	TOWN PARCEL	COUNTY PARCEL	STRUCTURE INVENTORY *	STRUCTURE LOCATION **	EROSION CONTROL STRUCTURE
STATION 31	15	1	101	A	---	GROIN
"	"	1-2	101-102	--	+ 139'	---
"	"	"	"	--	+ 172'	REVETMENT
"	"	2	102	A	+ 164'	REVETMENT
"	"	3	103	A	+ 115'	---
"	"	"	"	A	+ 78'	---
"	"	4	104	--	+ 145'	REVETMENT
"	"	5	105	--	---	---
STATION 32	16	1	106	--	+ 135'	REVETMENT (SOUTH)
"	"	"	"	--	+ 245'	REVETMENT (MIDDLE)
"	"	2	107	--	+ 195'	REVETMENT (NORTH)
"	"	"	"	--	---	GROIN
"	"	"	"	A	+ 208'	---
MARSHALL BLVD	19	1	108	A	- 12'	---
"	"	2	109	--	---	---
"	"	3	110	--	---	---
"	"	4	111	--	---	---
ION AVENUE	18	4	26	--	+ 336'	GROIN
"	"	5	25	--	---	---
"	"	6	24	--	---	---
"	"	7	23	--	---	---
MIDDLE STREET				D	+ 72'	---
MIDDLE STREET					+ 107'	REVETMENT (SOUTH)
THOMPSON MEMORIAL BRIDGE						

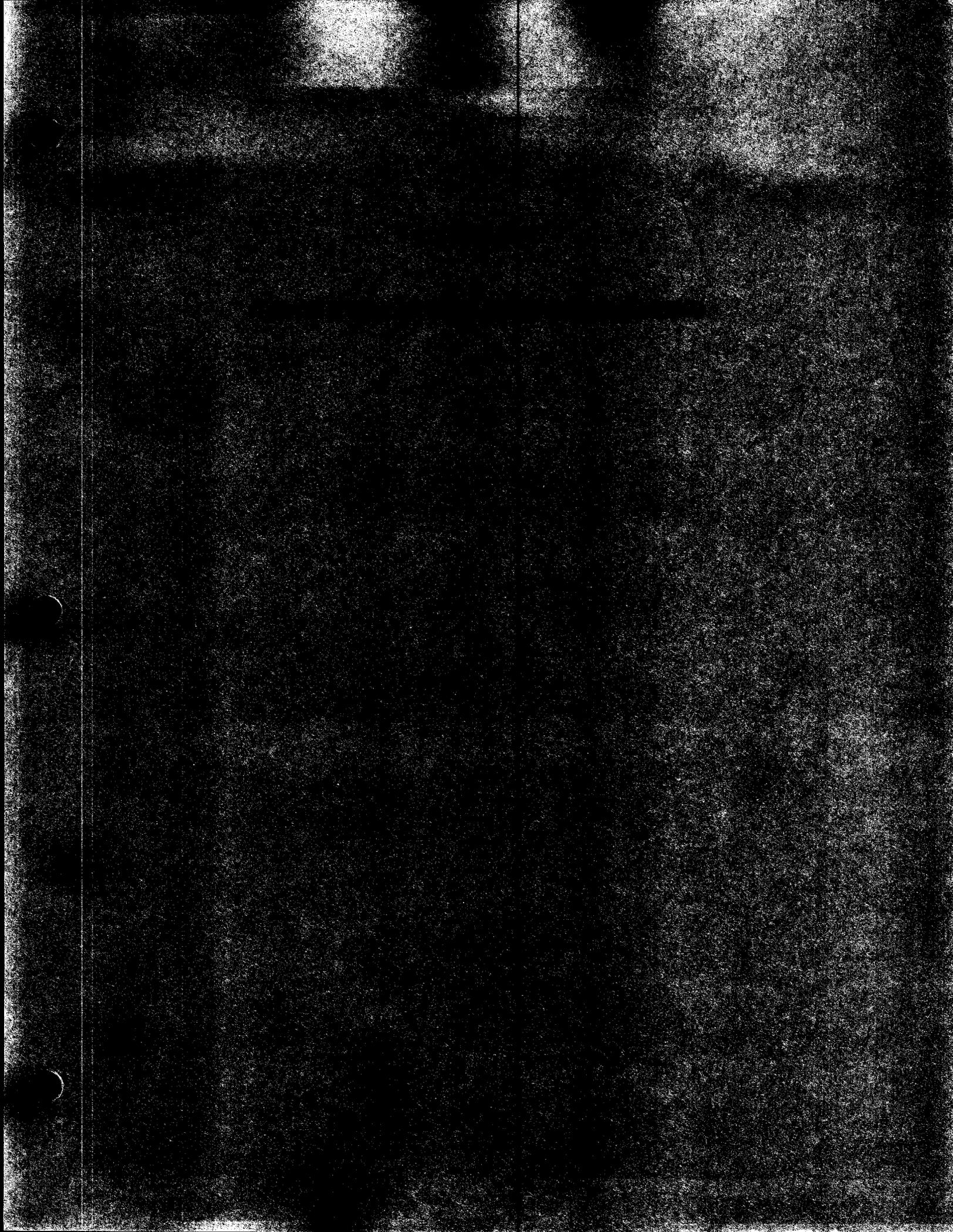
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 B = HABITABLE STRUCTURE >5,000 SQ. FT.  
 P = POOL (-) INDICATES LANDWARD  
 C = RECREATIONAL AMENITY (+) INDICATES SEAWARD  
 D = PARKING LOT (#) INDICATES DAMAGED  
 E = ANCILLARY BUILDING  
 F = DECK  
 H = HISTORICAL STRUCTURE  
 S = SCHOOL BUILDING  
 G = FENCE  
 J = PIER

SULLIVAN'S ISLAND  
SHEET NO. 162  
BEACH ACCESS INVENTORY

<u>STREET</u>	<u>TOWN BLOCK</u>	<u>COUNTY PARCEL</u>	<u>ACCESS SITE</u>	<u>TYPE*</u>	<u>FACILITIES**</u>
STATION 31			25	PU	W, M
STATION 32			26	PU	M, UA, V
MARSHALL BLVD			27	PU	UA
THOMPSON BRIDGE			28	PU	UA, M
PARKING LOT					

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 UA = UNIMPROVED ACCESS POINT  
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 M = ACCESS POINT INDICATED BY SIGNS



#### SECTION 4. TOWN ORDINANCES AND REGULATIONS

The Beachfront Management Act and SCCC regulations require local governments to adopt a number of ordinances to protect and enhance physical and natural resources along the shoreline. This portion of the Town of Sullivan's Island Local Comprehensive Beach Management Plan contains revisions to the Town Code (adopted by the Town in December 1991) to bring it into compliance with the Act.

December 1991 revisions to Section 14-23 (Beach Lighting Ordinance) have since been modified to insure compliance with SCWMRD requirements. The modified version of Sec. 14-23 follows the December 1991 amendments to the Town Code.

Amendment To Ordinances Related to Town's  
Beachfront Management Plan

Whereas, Town Council recognizes the importance of protecting and enhancing physical and natural resources along the shoreline and adopting a Comprehensive Beachfront Management Plan in accordance with the Beach Management Act, and

Whereas, amending the Code of Laws for the Town of Sullivan's Island is necessary to be in conformance with the intent of the Act, and

Whereas, the Sullivan's Island Planning and Zoning Commission concurred with this effort in its public meeting of September 11, 1991.

NOW, THEREFORE, BE IT ORDAINED that Town Council, in meeting duly assembled amends Section 3-8; Section 4-1, 2, 4, 4.4, 5.1, 5.2, 23; Section 5-10, 80; Section 14-23; Section 21-3, 5(A), 25(K), 29(K), 33.2, 41, 51, 54(G) of the Code of the Town of Sullivan's Island as follows, effective upon its ratification,

Sec. 3-8. Offenses by dog or owners and penalties.

A....

(2) A dog owner/keeper or other person with custody and control of a dog may allow his dog to run at large on the beach (RC-1) between March 16th and October 31st before 8:00 AM and after 8:00 PM provided said person is present with a leash readily at hand. Nothing in the exceptions listed above allows a dog owner/keeper or other person with custody and control to not abide by the requirements of Section B through K below.

J. Allow a dog to disturb nesting sea turtles, turtle nests or turtle hatchlings.

K. Allow a dog to enter a designated critical habitat area unless the signs marking the critical habitat area permit pets, and unless the dog has a chain, substantial thong or leash attached which is in the hand of some responsible person.

Sec. 4-1. Definitions for Article.

C. The words "area of conservation" in Section 4-2 shall mean that the land shall remain in its natural state (except as provided in Section 4-4 below) with no man-made, artificial changes other than erosion control devices constructed with the consent of the Town of Sullivan's Island.

Sec. 4-2. Establishment of conservation area.

All portions of Sullivan's Island extending from the mean low water mark to the landward boundaries of the RC-1 and RC-2 Recreation and Conservation Areas (established in the Zoning Ordinance of the Town of Sullivan's Island adopted August 1, 1977 and readopted August 21, 1978, and owned by the Town of Sullivan's Island, the State of South Carolina, the United States Government, or by persons, shall be retained and preserved by the Town of Sullivan's Island in trust as an area of conservation for the purpose of protecting the ecology of such property, of the adjoining property and of the beaches of Sullivan's Island; for enhancing the environment, and for the health, safety and welfare of the residents and property owners of Sullivan's Island.

Sec. 4-4. Restrictions on trimming, pruning and removing vegetation in the RC-1 area.

D. Nothing in this section shall permit alteration, destruction or removal of vegetation seaward of the SCCC 40-year setback line, without permission of the Town and SCCC.

Sec. 4-4.4 Regulations for landscaping and dune vegetation.

Property owners along the oceanfront are encouraged to install and maintain native dune grasses, ground covers and shrubs. Vegetation on the seaward and landward sides of the primary oceanfront sand dunes shall be selected, installed and maintained in accordance with the Town's Local Comprehensive Beach Management Plan. Non-native vegetation shall not be allowed seaward of the RS/RC-1 boundary line. In instances where the 40-year setback line is landward of the RS/RC-1 boundary, the Town may allow non-native vegetation between the 40-year setback line and the RS/RC-1 boundary, provided however, that mitigation for any landscaping with non-native vegetation seaward of the 40-year setback line may be required by the Town. Mitigation requirements are set forth in Section 2-10 of the Town's Local Comprehensive Beachfront Management Plan.

Sec. 4.5.1 Critical habitat areas.

Pedestrian, vehicle and other traffic in critical habitat areas designated along the ocean shoreline by the South Carolina Wildlife and Marine Resources Department shall be subject to certain restrictions. When critical habitat areas are designated, the Town shall post appropriate signs, as recommended by the SCWMRD, and enforce traffic restrictions.

Sec. 5-2 Consistency of Article with Zoning Chapter.

This article shall be read in conjunction with and in harmony with the Zoning Ordinance of the Town of Sullivan's Island adopted August 1, 1977 and readopted August 21, 1978, and the amendments thereto.

Sec. 4-23. Motor driven vehicles on beaches prohibited; exceptions.

Except as provided in this chapter, no motor-driven vehicles shall be allowed on beaches of the Town of Sullivan's Island for any purpose whatsoever; provided that this shall not apply to police and emergency vehicles. The Town Council, upon written request, may waive this section upon a showing by the party so requesting that to allow a vehicle on the beach for a specific purpose will not be injurious to the public health and safety and welfare or injurious to natural resources and habitats.

Sec. 5-10. Application.

.....

For property that lies in whole or in part seaward of the SCCC 40-year setback line, plans submitted with the application for a building permit must show the location of the SCCC baseline, the SCCC 40-year setback line, and any other SCCC jurisdictional lines established in the field by SCCC staff. Any proposed erection, construction, improvement, alteration or repair seaward of the SCCC 40-year setback line must be in compliance with SCCC regulations. The applicant must include with the application written SCCC approval for the activity, where such approval is required by SCCC regulations.

Sec. 5-30. General Standards.

K. Any alteration, repair, reconstruction or improvements to a building seaward of the SCCC 40-year setback line shall satisfy SCCC regulations governing such activities.

Sec. 14-23. Beach Lighting Ordinance.

H. Definitions.

For the purpose of this ordinance, the following definition shall apply:

1. Artificial Light: any source of light emanating from a manmade device external to or outside of a house or structure that may be visible from the beach area designated as a protected area for sea turtle nesting.

2. Beach: area between the dune line or line of stable vegetation, whichever is more landward, and the mean low water line.
3. Existing development: any structure for which a building permit has been issued by the Town of Sullivan's Island prior to the effective date of this ordinance.
4. Nesting season: nesting season will be observed from May 15 until October 31.
5. New development: any new construction and remodeling of existing structures when such remodeling includes alteration of exterior lighting.

#### B. Restrictions

1. New development: no artificial light shall be allowed to illuminate the beach during nesting season between Station 12 and the Breach Inlet bridge, unless such artificial light is shaded with a yellow or opaque lens approved by the SCCC and SCWMRD.
2. Existing development: no artificial light shall be allowed to illuminate the beach during nesting season between Station 12 and Station 28 1/2, unless such artificial light is shaded with a yellow or opaque lens approved the SCCC and SCWMRD. Existing development must be brought into compliance with this requirement within one year following the effective date of this ordinance.
3. Nothing herein shall prohibit the U. S. Coast Guard from operating the lighthouse.

#### C. Enforcement

Lighting restrictions shall be enforced during the nesting season for sea turtles as defined:

- A. First offense: a warning shall be issued for a first offense of this ordinance.
- B. Second offense: a second offense and any offense thereafter shall be subject to the penalties prescribed by Sec. 21-4 of Town of Sullivan's Island ordinances.

Sec. 21-3. Definitions and interpretation of certain terms and words.

Baseline. The South Carolina Coastal Council final baseline

depicted on the SCCC orthophoto maps of Sullivan's Island, sheets 154 through 162.

Forty-year Setback Line. The South Carolina Coastal Council final setback line depicted on the SCCC orthophoto maps of Sullivan's Island, sheets 154 through 162. Also referred to as SCCC Setback Line.

Primary Oceanfront Sand Dune. A line marked in the field by SCCC staff that designates the location of the crest of a sand dune.

SCCC. The South Carolina Coastal Council.

Sec. 21-5A. RC-1 Area.

A. RC-1 Area. The RC-1 Area, referred to in Section 21-4 shall be defined as follows: all that area within the corporate limits of the Town of Sullivan's Island between, on the one hand, a line commencing at a point being the center line of Breach Inlet between Sullivan's Island and the Isle of Palms on the north side of the bridge across Breach Inlet serving as South Carolina Highway 703 and running southerly along the center line of Breach Inlet to a point opposite the low water mark of the Atlantic Ocean on the southeastern most part of the front beach of Sullivan's Island; thence running with the curve of Sullivan's Island in a direction that is first generally southwesterly, then generally westerly, and then generally northerly along the low water mark of the Atlantic Ocean on the front beach of Sullivan's Island to a point in the center line of Cove Inlet and the Intracoastal Waterway opposite the low water mark of the Atlantic Ocean on the northernmost part of the front beach of Sullivan's Island and, on the other hand, (1) the property platted on Sullivan's Island or (2) the primary oceanfront sand dune as marked in the field by SCCC staff or (3) the seaward face of a functional erosion control device, whichever line includes more area within the RC-1 area, including but not limited to, those areas owned by the Town of Sullivan's Island, by the State of South Carolina, by the United States Government, or by persons, and also including that area between the aforesaid low water mark of the Atlantic Ocean and a line beginning at the southeast corner of the lot on Sullivan's Island bordered on Pettigrew Street on the north and Station 22nd Street on the east and running in a generally easterly direction to the southwest corner of the lot bordered on the west by Station 22 1/2 Street and on the north by Atlantic Avenue. \*

Nothing in this section shall be construed to prevent a property owner from repairing an existing building, erosion control structure or other structure that extends into the RC-1 area, provided permission for such repairs is obtained from the SCCC and the Town.

Sec. 21-26. Permitted uses in R5 Districts: Condominiums

prohibited.

K. Erosion control structures shall not be permitted in RS zoning districts.

Sec. 21-28. General requirements in RS District.

K. Setback from the RC-1 Zoning District: for the purpose of creating a buffer zone that allows passive treatment of stormwater run-off before entering the waters surrounding Sullivan's Island and of providing a buffer zone from floodwater and erosion caused by storms, sea level rise, and other natural conditions, the following setback requirements shall apply to lots bordering the RC-1 Zoning District: In addition to meeting the above minimum setback requirements, structures constructed or placed on lots adjoining the RC-1 Zoning District shall not be constructed or erected within thirty (30') feet of the lot line bordering the RC-1 Zoning District boundary line or the RC-1 boundary line established as of the date of the building permit is issued, whichever is further landward. Any building permit issued for construction governed by this section shall be valid for six months, and if construction of the residence is not commenced within six months, a new application for a building permit must be submitted and accompanied by a plat showing the RC-1 boundary line and all lot line distances as of the date the application is submitted; provided, in addition, that a structure shall not be constructed or moved on a lot so that the seaward most point of the structure is further from the center line of the right of way forming the landward boundary of the property and running generally parallel with the ocean shoreline than the greatest distance between the centerline of the said right of way to the most seaward point of any other structure on the block on which the property is located.

Sec. 21-33.2 Erosion control structures.

No fill material, seawalls, jetties, bulkheads, revetments, groins, breakwaters, boardwalks, fences, or other erosion control structures shall be constructed, erected, or placed within the RC-1 Zoning District or the RC-2 Zoning District, except as provided in Section 21-34(F) and Section 21-34(G) of this Ordinance. There shall be no excavation of sand and/or disturbance of vegetation in the RC-1 Zoning District or the RC-2 Zoning District, without Town permission and permission of other agencies as appropriate.

Nothing in this section shall be construed to prevent the Town or other property owners from repairing groins, seawalls, bulkheads, revetments or other erosion control structures, provided permission for such repairs is obtained from the SOCC and the Town, where applicable. It shall be the responsibility of property owners, within 90 days following the effective date of this ordinance, to furnish the Town with plans or other

information pertaining to erosion control structure location, elevation, construction materials, etc.

For the purpose of this chapter, repair of erosion control structures shall not be allowed when such structures are determined by the Town to be damaged fifty (50%) percent or more. The Town shall make the damage determination using procedures developed and adopted by SCCC.

Erosion control structures damaged fifty (50%) percent or more shall not be rebuilt or replaced, and shall be removed at the owner's expense, except for structures protecting a public highway which existed on July 1, 1988.

Erosion control structures damaged less than fifty (50%) percent may be repaired in place, provided such repairs comply with all Town and SCCC repair regulations. In the event that Town and SCCC repair regulations are in conflict, the more restrictive shall apply.

Damaged erosion control structures must not be enlarged, strengthened beyond pre-damage condition or rebuilt during permitted repairs; repairs must be made with materials similar to those of the existing erosion control structure. However, in the event that an adjacent erosion control structure is destroyed and is not permitted to be repaired, a property owner shall be allowed to construct a wing wall, provided permission is obtained from the SCCC and Town.

The Town may require as a condition of erosion control structure repair that the property owner renourish the beach seaward of the erosion control structure on an annual basis with two (2) cubic yards of sand per foot of structure length as measured along the shoreline. This condition shall remain in effect as long as the erosion control structure remains in place and exposed, in whole or in part. Renourishment sand must come from an upland source and must be approved by the SCCC as beach-compatible. The timing and location of renourishment sand placement shall be governed by Town and SCCC regulations.

Sec. 21-41. Non-conforming uses in all districts.

F. Whenever a building being put to a non-conforming use shall be destroyed more than fifty (50%) percent, either by intent or by neglect, but not caused by natural disaster, civil strife or uncontrollable accident, then such non-conforming use shall cease, and the property shall thereafter be put only to a conforming use. A non-conforming use destroyed more than fifty (50%) percent by a natural disaster, fire, civil strife or uncontrollable accident shall not be rebuilt as a non-conforming use unless rebuilt and completed within two (2) years of the destruction, and unless such rebuilding conforms

with all applicable SCCC and FEMA requirements.

Sec. 21-51. Application for building permit.

All applicants for building permits shall be accompanied by plans in duplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon, the exact sizes, elevations and locations on the lot of buildings already existing, if any, and the location and dimensions of the proposed building or alteration. The application shall include such other information as may be required by the Town Council, including existing or proposed buildings or alterations, existing or proposed uses of buildings and land, the number of families, housekeeping units, or rental units the building is designed to accommodate, conditions existing on the lot, and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this chapter.

One copy of the plans shall be returned to the applicant by the Zoning Administrator, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The original copy of the plans, similarly marked, shall be retained by the Town.

For property that lies in whole or in part seaward of the SCCC 40-year setback line, plans submitted with the application for a building permit must show the location of the SCCC baseline, the SCCC 40-year setback line, and any other SCCC jurisdictional lines established in the filed by SCCC staff. Any proposed erection, construction, improvement, alteration or repair seaward of the SCCC 40-year setback line must be in compliance with SCCC regulations. The applicant must include with the application written SCCC approval for the activity, where such approval is required by SCCC regulations.

Sec. 21-54. Temporary Uses.

- F. Temporary erosion control structure(s) constructed of sandbags and beach compatible fill placed on the beach or seaward of the dune line.
- G. Beach nourishment - using beach or offshore borrow sources subject to Town, SCCC and other agency approval. Use of offshore borrow sources, including channel location projects at Breach Inlet, shall be allowed only when such projects will not adversely affect the Town shoreline by exposing it to increased wave energy. Beach scraping from the low tide beach may be permissible when other borrow sources cannot be used and when the scraping will not adversely affect the shoreline.

Ratified this \_\_\_\_\_ day of December, 1991.

TOWN OF SULLIVAN'S ISLAND

-----  
Mayor

ATTEST:

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Town Clerk

## Revisions to Sec. 14-23, Beach Lighting Ordinance

Note that underlined text below represents proposed additions to the adopted ordinance; text struck through represents proposed deletions.

### Sec. 14-23 Beach Lighting Ordinance

#### A. Definitions.

For the purposes of this ordinance, the following definitions shall apply:

1. Artificial Light: any source of light emanating from a manmade device external to or outside of a house or structure that may be visible from the beach area designated as a protected area for sea turtle nesting.
2. Beach: area between the dune line or line of stable vegetation, whichever is more landward, and the mean low water line.
3. Existing Development: any structure for which a building permit has been issued by the Town of Sullivan's Island prior to the effective date of this ordinance.
4. Nesting Season: nesting season will be observed from May 15 until October 31.
5. New Development: any new construction and remodeling of existing structures when such remodeling includes alteration of exterior lighting.
6. Floodlight: reflector type light fixture which is attached directly to a building and which is unshielded.
7. Low Profile Luminaire: light fixture set on a base which raises the source of the light no higher than forty-eight (48) inches off the ground, and designed in such a way that light is directed downward from a hooded light source.
8. Pole Lighting: light fixture set on a base or pole which raises the source of the light higher than forty-eight (48) inches off the ground.

B. Restrictions

1. New Development: no artificial light shall be allowed to illuminate the beach during nesting season between Station 12 and the Breach Inlet bridge, unless such artificial light satisfies the following provisions: ~~is shaded with a yellow or opaque lens approved by the SEEC and SEWMRB.~~
  - a. Floodlights shall be prohibited. Wall mounted light fixtures shall be yellow bug lights or low pressure sodium bulbs fitted with hoods so that no light illuminates the beach.
  - b. Pole lighting shall be shielded in such a way that light will be contained within an arc of three (3) to seventy-three (73) degrees on the seaward side of the pole. Outdoor lighting shall be held to the minimum necessary for security and convenience.
  - c. Low profile luminaries shall be used in parking lots and such lighting shall be positioned so that no light illuminates the beach.
  - d. Dune crosswalks shall utilize low profile shielded luminaries.
  - e. Lights on balconies shall be fitted with hoods so that lights will not illuminate the beach.
  - f. Tinted or filmed glass shall be used in windows facing the ocean above the first floor of multi-story structures. Shade screens can be substituted for this requirement.
2. Existing development between Station 12 and Station 28 1/2: no artificial light shall be allowed to illuminate the beach during nesting season ~~between Station 12 and Station 28 1/2~~, unless such artificial light satisfies the following provisions: ~~is shaded with a yellow or opaque lens approved by the SEEC and SEWMRB.~~
  - a. Lights illuminating buildings or associated grounds for decorative or recreational purposes shall be shielded or screened such that they are not visible from the beach, or

turned off after 10:00 p.m. during the period of May 1, to October 31, of each year.

- b. Lights illuminating dune crosswalks of any areas oceanward of the dune line shall be turned off after 10:00 p.m. during the period of May 15, to October 31, of each year.
- c. Window treatments in windows facing the ocean above the first floor of multi-story structures are encouraged so that interior lights do not illuminate the beach. The use of black-out draperies or shade screens are preferred. The addition of tint or film to windows or awnings is also encouraged, as is turning off unnecessary lights if the light illuminates the beach.

Existing development must be brought into compliance with this requirement within one year following the effective date of this ordinance.

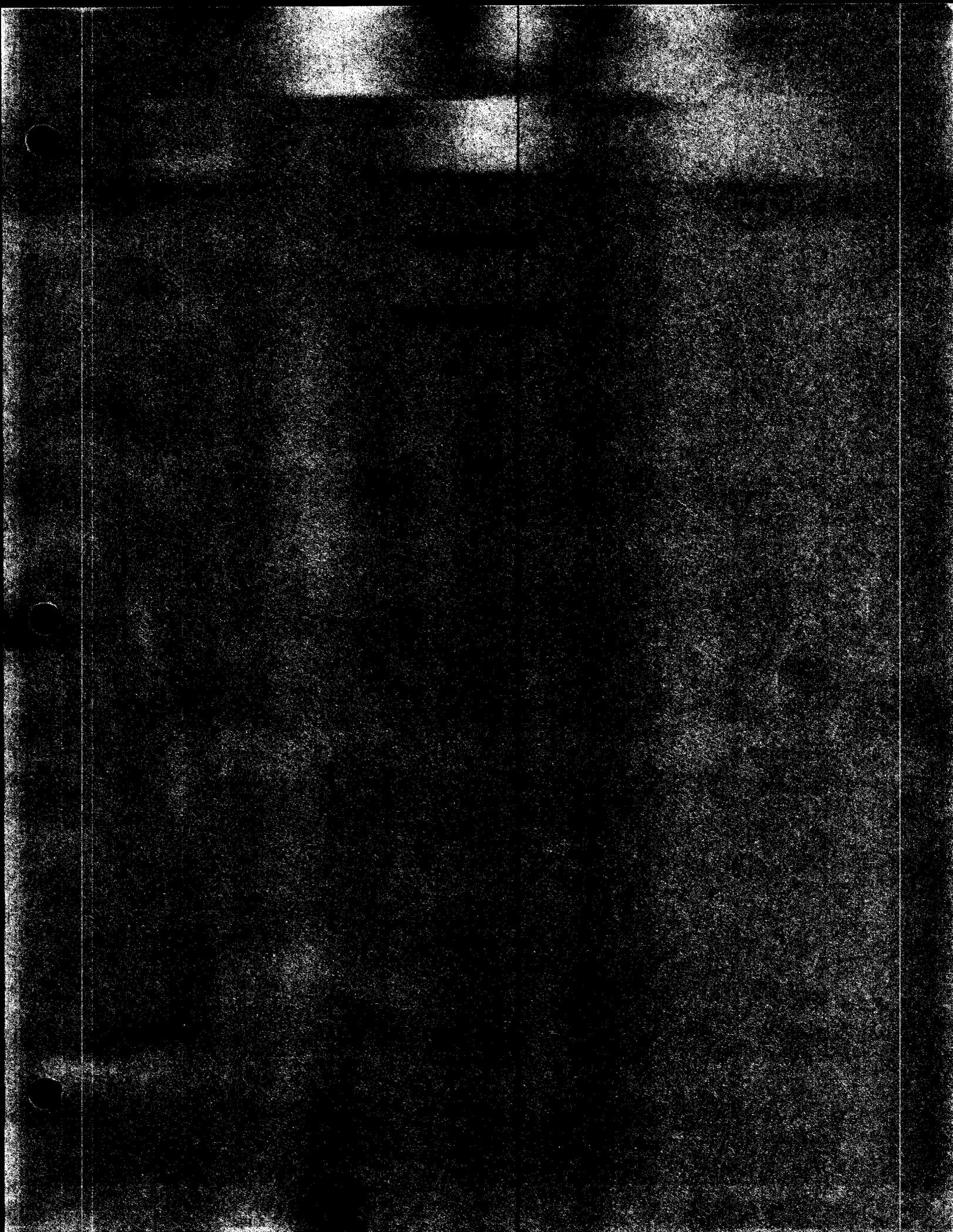
- 3. Existing development between Station 28 1/2 and Breach Inlet: exterior lights must be equipped with motion detector sensors or changed to yellow bug lights or low density-yellow pressure sodium lights, as approved by the SCCC and SCWMRD. Existing development must be brought into compliance with this requirement within one year following the effective date of this ordinance. In the event that the beach in this area is nourished or recovers naturally to the extent that successful turtle nesting occurs, this provision shall be amended
- 4. Publicly owned lighting: street lights and lighting at parks and other publicly owned beach access areas shall be subject to the following:

  - a. Whenever possible, street lights shall be located so that the bulk of their illumination will travel away from the beach. These lights shall be equipped with shades or shields that will prevent backlighting and render them not visible from the beach.
  - b. Lights at parks or other public beach access points shall be shielded or shaded or shall not be utilized during the period May 1, to October 31, of each year.
- 5. Nothing herein shall prohibit the U.S. Coast Guard from operating the lighthouse.

C. Enforcement

Lighting restrictions shall be enforced during the nesting season for sea turtles as defined:

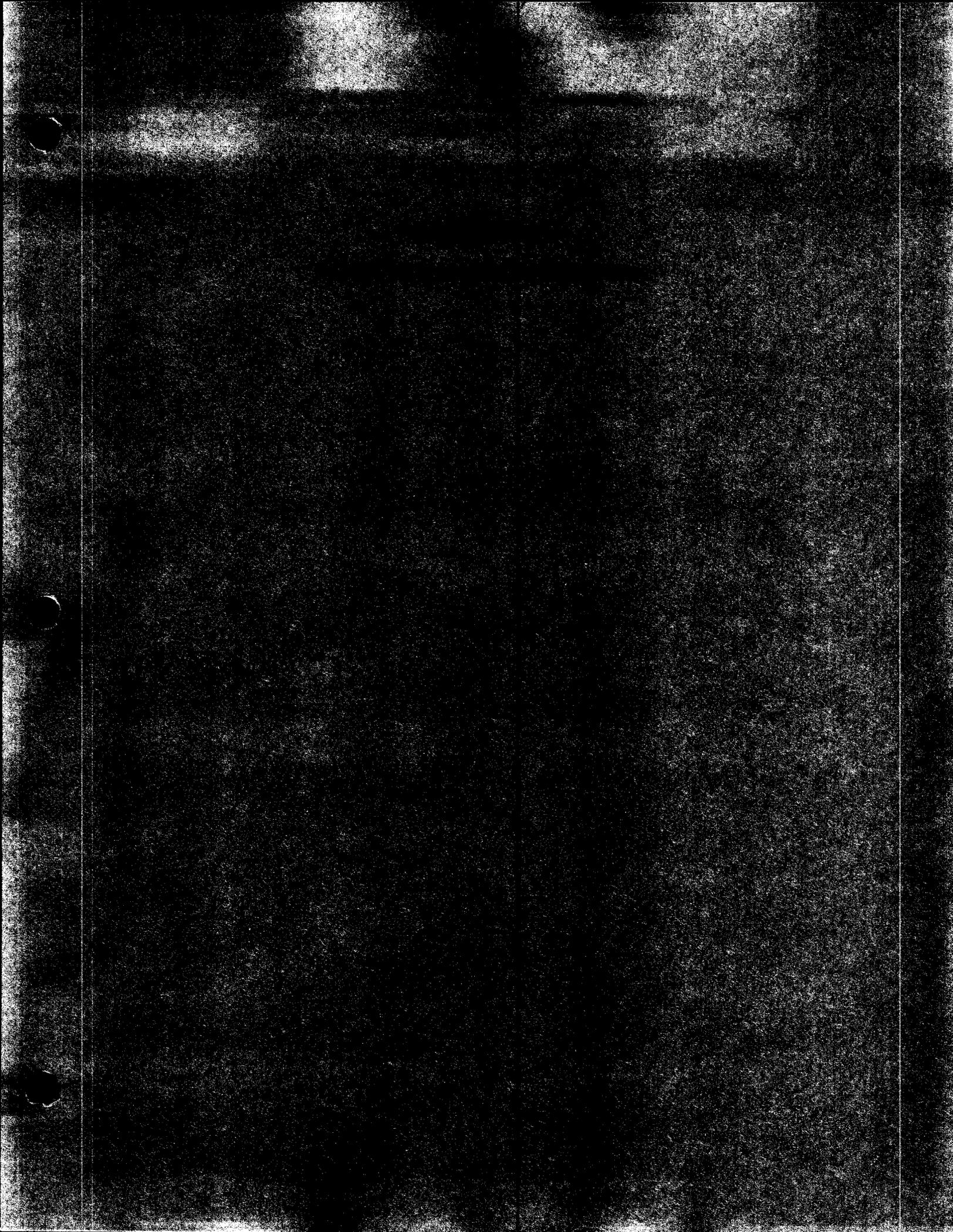
1. First offense: a warning shall be issued for a first offense of this ordinance.
2. Second offense: a second offense and any offense thereafter shall be subject to the penalties prescribed by Sec. 21-4 of Town of Sullivan's Island ordinances.



## SECTION 5. REFERENCES

- Anders, F.J., David W. Reed, Edward P. Meisburger. 1990. "Shoreline Movements: Tybee Island, Georgia, To Cape Fear, North Carolina, 1851-1983, Report 2". Technical Report CERC-83-1. 147 p + appendix.
- Barnett, M.R., and D.W. Crewz. 1989. "An Introduction to Planting and Maintaining Selected Common Coastal Plants in Florida". Florida Sea Grant Report #97. 108 p.
- Federal Emergency Management Agency. 1988. Flood Insurance Study, Charleston County, SC, unincorporated areas. 55 p.
- Ho, F.P, J.C. Su, K.L. Hanevich, R.J. Smith, and F. Richards. 1986. "Hurricane Climatology for the Atlantic and Gulf Coasts of the United States". Prepared for the Federal Emergency Management Agency. 223 p.
- Jensen, R.E. 1983. "Atlantic Coast Hindcast, Shallow-Water Significant Wave Information". WIS Report No. 9. Hydraulics Laboratory, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS. 19 p. + appendices.
- Jones, C.P., D.M. Scaturro, T.W. Kana, and W.C. Eiser. 1988. "Calculation of Interim Baselines and 40-Year Setback Lines". Technical Report to the South Carolina Coastal Council; CSE, Columbia, SC. 60 p.
- Ludlum, D. 1963. "Early American Hurricanes". American Meteorological Association, Boston, MA.
- Myers, V.A. 1975. "Storm Tide Frequencies on the South Carolina Coast". NOAA Technical Report NWS-16. 79 p.
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- National Oceanic and Atmospheric Administration, 1990. Tide Tables 1990, High and Low Water Predictions, East Coast of North and South America (including Greenland). 289 p.
- Purvis, J. and H. Landers. 1973. "South Carolina Hurricanes or a Descriptive Listing of Tropical Cyclones That Have Affected South Carolina". Prepared for the South Carolina Disaster Preparedness Agency. 52 p.
- South Carolina Coastal Council. 1989. Report on Erosion Rates, Baseline and 40-Year Setback Line, Sullivan's Island, SC.
- South Carolina Water Resources Commission. 1986. South Carolina Hurricane Evacuation Technical Data Report, Appendix One.
- Stephen, M.F., P.J. Brown, D.M. Fitzgerald, D.K. Hubbard, and M.O. Hayes. 1975. "Beach Erosion Inventory of Charleston County, South Carolina: A Preliminary Report". South Carolina Sea Grant Technical Report No. 4. 84 p.

U.S. Geological Survey. 1990. Storm-Tide Elevations Produced by  
Hurricane Hugo along the South Carolina Coast, September 21-  
22, 1989. Open File Report 90-386.



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

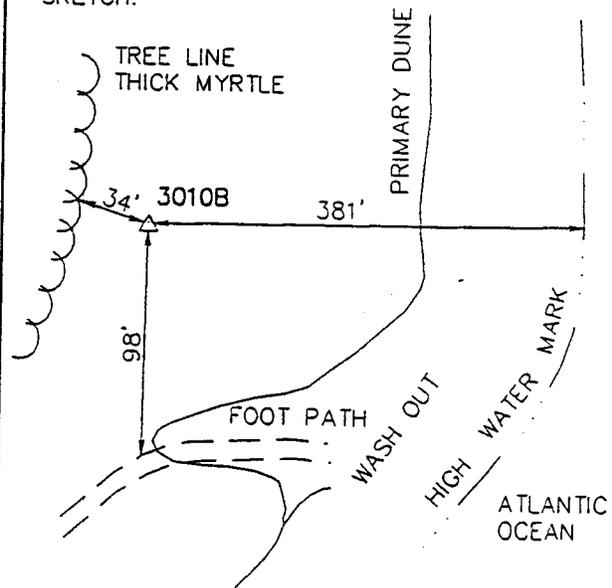
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3010 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°38'10" SCALE FACTOR: 0.99991992  
 NORTHING: 337,326.01 FEET LAT: 32°45'18".17621  
 EASTING: 2,352,771.26 FEET LONG: 79°51'08".90029  
 ELEVATION (NGVD 29) 9.09 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3020	N 86° 53' 12" E	N 86° 15' 02" E	1737.86 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATION 18TH STREET AND ATLANTIC AVENUE, TURN RIGHT ON ATLANTIC AVENUE FOR 0.20 MILE TO THE ENTRANCE OF THE SANDS DUNES BEACH CLUB ON THE LEFT, TURN LEFT AND GO SOUTH FOR 0.05 MILE TO THE END OF THE DRIVE AND A TRACK ROAD LEADING TO THE BEACH 0.10 MILE. TURN RIGHT ALONG THE BEACH FOR 0.40 MILE TO A WASH-OUT AND THE STATION ON THE RIGHT. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS 6" ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

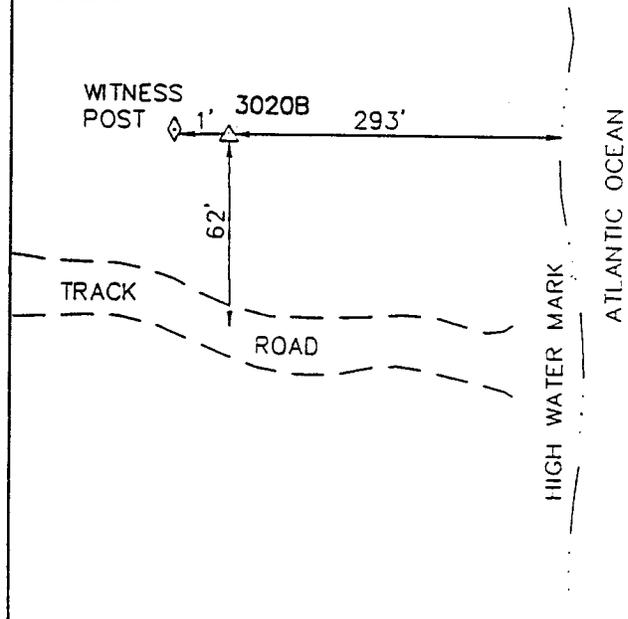
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 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°38'21" SCALE FACTOR: 0.99991985  
 NORTHING: 337,439.65 FEET LAT: 32°45'19".10966  
 EASTING: 2,354,505.40 FEET LONG: 79°50'48".57962  
 ELEVATION (NGVD 29) 9.28 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3010 B	S 86° 53' 23" W	S 86° 15' 02" W	1737.86 FEET
3035 B	N 60° 03' 18" E	N 59° 24' 57" E	1861.33 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATION OF 18TH STREET AND ATLANTIC AVENUE, TURN RIGHT ON ATLANTIC AVENUE FOR 0.20 MILE TO THE ENTRANCE OF THE SAND DUNES BEACH CLUB ON THE LEFT, TURN LEFT AND GO SOUTH FOR 0.05 MILE TO THE END OF THE DRIVE AND A TRACK ROAD LEADING TO THE BEACH, CONTINUE ALONG THE TRACK ROAD FOR 0.05 MILE TO THE STATION ON THE LEFT. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS 6" ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

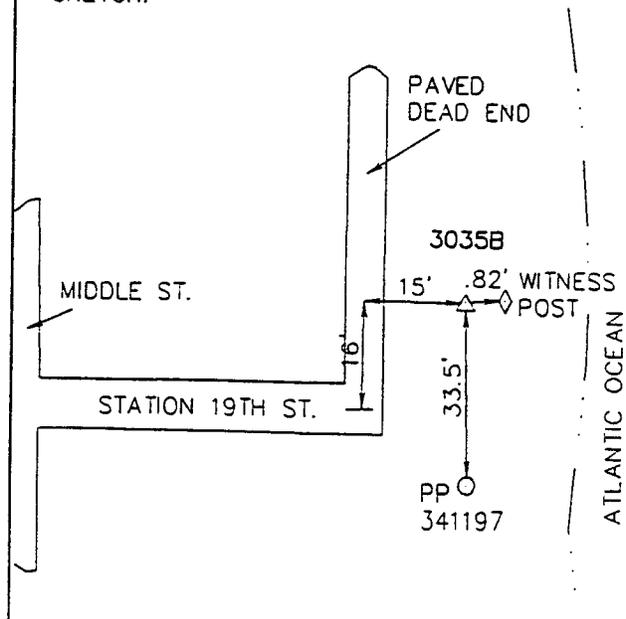
PROJECT: SCCC SURVEY MONUMENTATION      STATION NO.: SCCC 3035 B  
 STATE: SOUTH CAROLINA      COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°38'32"      SCALE FACTOR: 0.99991915  
 NORTHING: 338,386.70 FEET      LAT: 32°45'28".30287  
 EASTING: 2,356,107.79 FEET      LONG: 79°50'29".69216  
 ELEVATION (NGVD 29) 8.92 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3020 B	S 60° 03' 29" W	S 59° 24' 57" W	1861.33 FEET
3050 B	N 54° 10' 34" E	N 53° 32' 02" E	2332.52 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF MIDDLE STREET AND STATION 19TH STREET, GO SOUTHEAST ON STATION 19TH STREET FOR 0.15 MILE TO THE END OF STATION 19TH STREET AND THE STATION ON TOP OF THE EAST SIDE OF THE CONCRETE FOUNDATION OF A SEWER MANHOLE COVER. A STANDARD SCCC BRONZE SURVEY DISK SET IN TOP OF THE EAST SIDE OF THE CONCRETE FOUNDATION OF A SEWER MANHOLE COVER, ABOUT FLUSH WITH THE SAND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

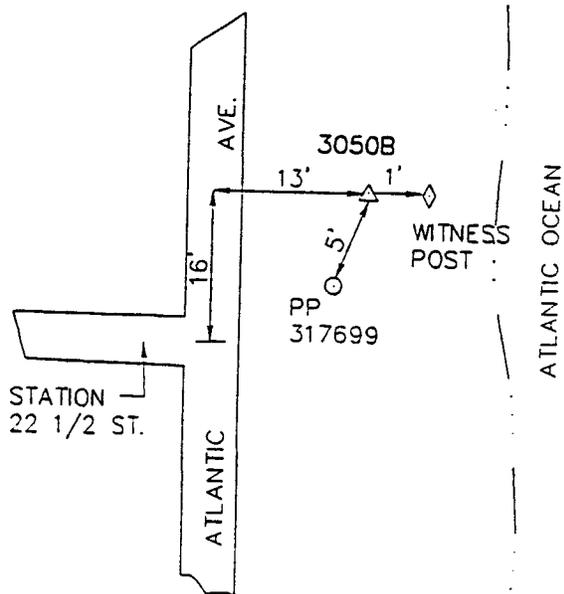
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3050 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°38'44" SCALE FACTOR: 0.99991812  
 NORTHING: 339,773.03 FEET LAT: 32°45'41".81127  
 EASTING: 2,357,983.62 FEET LONG: 79°50'07".54366  
 ELEVATION (NGVD 29) 8.55 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3035 B	S 54° 10' 46" W	S 53° 32' 02" W	2332.52 FEET
3065 B	N 68° 28' 27" E	N 67° 49' 43" E	2242.26 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE SOUTHEAST END OF THE STAKE HIGHWAY 703 BRIDGE OVER THE INTERCOSTAL WATERWAY, GO SOUTHEAST ON STATE HIGHWAY 703 FOR 0.58 MILE TO A POINT WHERE STATE HWY. 703 TURNS LEFT (JASPER BOULEVARD) AND STATION 22 1/2 STREET FOR 0.15 MILE TO THE JUNCTION OF ATLANTIC AVENUE AND THE STATION ON THE SOUTHEAST SIDE OF ATLANTIC AVENUE. A STANDARD ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD, AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS 5" ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

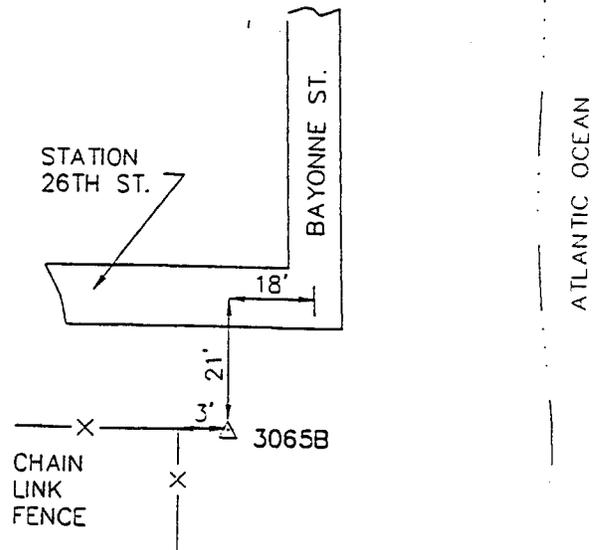
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3065 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°38'58" SCALE FACTOR: 0.999991750  
 NORTHING: 340,619.20 FEET LAT: 32°45'49".95153  
 EASTING: 2,360,060.08 FEET LONG: 79°49'43".11529  
 ELEVATION (NGVD 29) 8.23 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3050 B	S 68° 28' 41" W	S 67° 49' 43" W	2242.26 FEET
3080	N 80° 49' 32" E	N 80° 10' 34" E	2048.88 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 26TH STREET, TURN RIGHT, AND GO SOUTHEAST ON STATION 26TH STREET FOR 0.15 MILE TO IT ENDS AND THE STATION ON THE RIGHT AND THE JUNCTION OF BAYONNE STREET LEADING NORTHEAST. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT IS FLUSH WITH THE SAND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

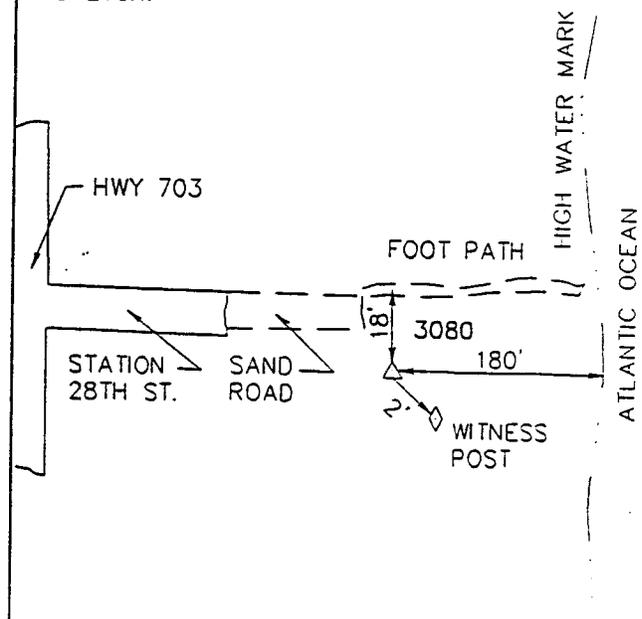
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3080  
STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'11" SCALE FACTOR: 0.99991725  
NORTHING: 340,968.78 FEET LAT: 32°45'53".18334  
EASTING: 2,362,078.92 FEET LONG: 79°49'19".42681  
ELEVATION (NGVD 29) 9.71 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3065 B	S 80° 49' 45" W	S 80° 10' 34" W	2048.88 FEET
3083 B	N 46° 15' 18" E	N 45° 36' 07" E	1386.86 FEET

DESCRIPTION:

LOCATE ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 28TH STREET, TURN RIGHT AND GO SOUTHEAST ON STATION 28TH STREET FOR 0.20 MILE TO ITS END AND A SAND ROAD LEADING TO THE BEACH, CONTINUE STRAIGHT AHEAD ON SAND ROAD FOR 0.10 MILE TO THE STATION ON THE RIGHT. A STANDARD BERNTSEN PRE-FAB BREAK-AWAY PVC PIPE WITH A BRONZE DISK ATTACHED AND ENCASED IN A 6" PVC PIPE THAT PROJECTS ABOUT 6" ABOVE THE SAND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

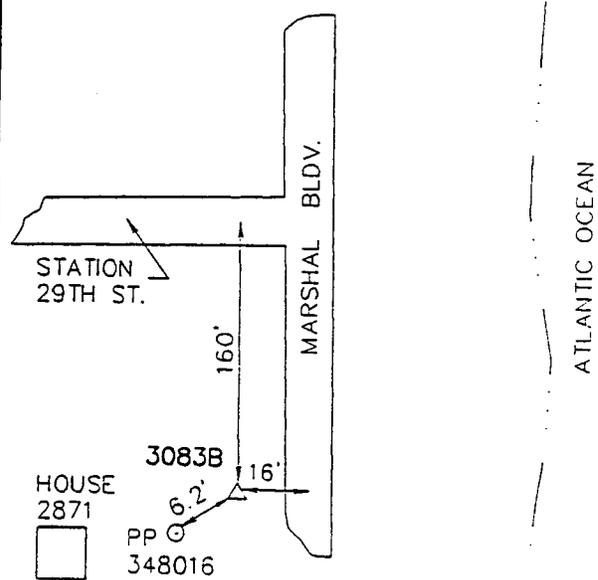
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3083 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'17" SCALE FACTOR: 0.99991654  
 NORTHING: 341,939.08 FEET LAT: 32°46'02".67206  
 EASTING: 2,363,069.83 FEET LONG: 79°49'07".69273  
 ELEVATION (NGVD 29) 8.27 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3080	S 46° 15' 24" W	S 45° 36' 07" W	1386.86 FEET
3085 B	N 46° 10' 16" E	N 45° 30' 59" E	698.06 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 30TH STREET, TURN RIGHT SOUTHEAST ON STATION 30TH STREET FOR 0.30 MILE TO THE JUNCTION OF MARSHALL BOULEVARD, TURN RIGHT, SOUTHWEST ON MARSHALL BOULEVARD FOR 0.15 MILE TO THE STATION ON THE RIGHT. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS ABOUT 0.1' ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

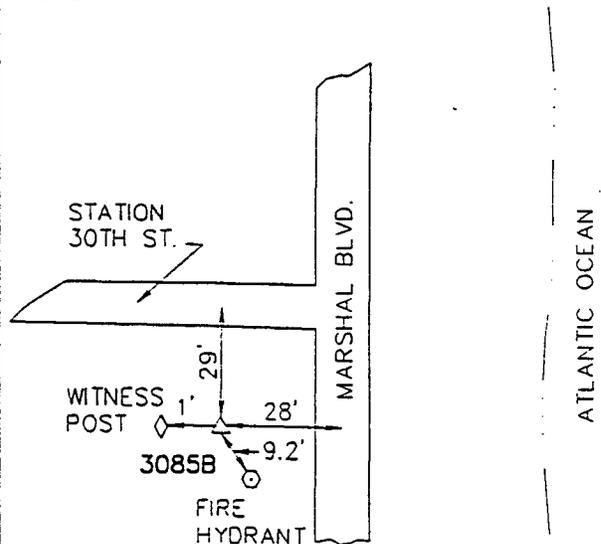
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3085 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'21" SCALE FACTOR: 0.99991618  
 NORTHING: 342,428.21 FEET LAT: 32°46'07".45543  
 EASTING: 2,363,567.86 FEET LONG: 79°49'01".79469  
 ELEVATION (NGVD 29) 8.64 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3083 B	S 46° 10' 20" W	S 45° 30' 59" W	698.06 FEET
3090	N 44° 54' 05" E	N 44° 14' 44" E	778.30 FEET

DESCRIPTION:

THE STATION IS LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 30TH STREET, TURN RIGHT ON STATION 30TH STREET AND GO SOUTHEAST FOR 0.30 MILE TO THE JUNCTION OF MARSHALL BOULEVARD AND THE STATION ON THE RIGHT. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS 2" ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

# SOUTH CAROLINA COASTAL COUNCIL CONTROL SURVEYS SULLIVANS ISLAND

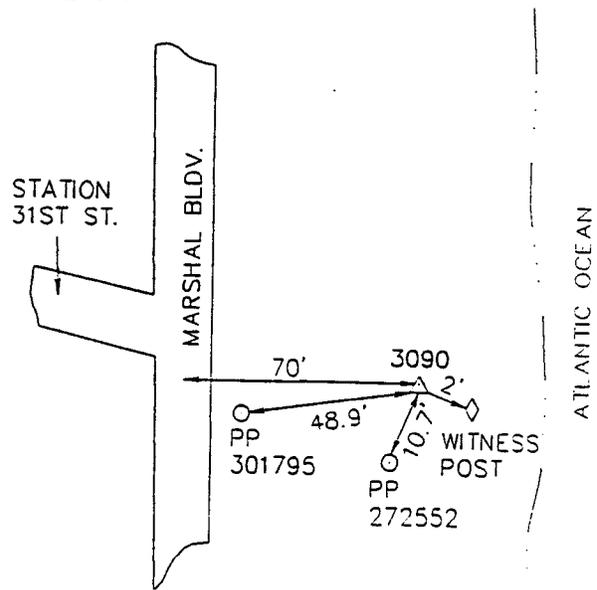
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3090  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'24" SCALE FACTOR: 0.99991576  
 NORTHING: 342,985.76 FEET LAT: 32°46'12".91047  
 EASTING: 2,364,110.91 FEET LONG: 79°48'55".36007  
 ELEVATION (NGVD 29) 9.81 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3085 B	S 44° 54' 08" W	S 44° 14' 44" W	778.30 FEET
3092 B	N 09° 52' 12" E	N 09° 12' 48" E	507.09 FEET

**DESCRIPTION:**

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 30TH STREET, TURN RIGHT AND GO SOUTHEAST FOR 0.30 MILE TO THE JUNCTION OF MARSHALL BOULEVARD, TURN LEFT AND GO NORTHEAST FOR 0.15 MILE TO THE JUNCTION OF STATION 31TH STREET AND THE STATION ON THE RIGHT ON THE EAST SIDE OF A POWER POLE. A STANDARD BERNTSEN PRE-FAB BREAK-AWAY PVC PIPE WITH A BRONZE DISK ATTACHED AND ENCASED IN A 6" PVC PIPE THAT PROJECTS 6" ABOVE THE GROUND.

**SKETCH:**



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

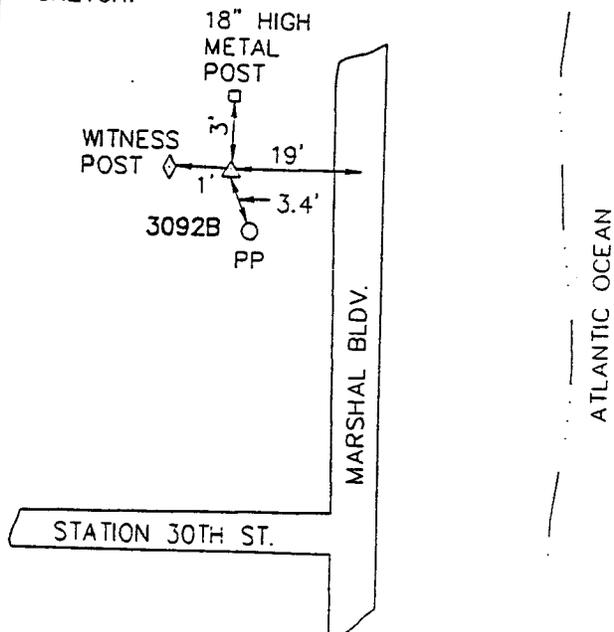
PROJECT: SCCC SURVEY MONUMENTATION STATION NO.: SCCC 3092 B  
 STATE: SOUTH CAROLINA COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'25" SCALE FACTOR: 0.99991539  
 NORTHING: 343,486.30 FEET LAT: 32°46'17".85393  
 EASTING: 2,364,192.10 FEET LONG: 79°48'54".34199  
 ELEVATION (NGVD 29) 8.79 FEET

OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3090	S 09° 52' 13" W	S 09° 12' 48" W	507.09 FEET
3095 B	N 23° 49' 24" W	N 24° 28' 49" W	392.75 FEET

DESCRIPTION:

LOCATED ON SULLIVAN'S ISLAND, TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 30TH STREET, TURN RIGHT AND GO SOUTHEAST FOR 0.30 MILE TO THE JUNCTION OF MARSHALL BOULEVARD, TURN LEFT ON MARSHALL BOULEVARD FOR 0.30 MILE TO THE STATION ON THE LEFT. A STANDARD BERNTSEN ALUMINUM ROD WITH A SCCC ALUMINUM DISK ATTACHED TO THE ROD AND ENCASED IN A 4" PVC PIPE WITH A THREADED CAP THAT PROJECTS ABOUT 3" ABOVE THE GROUND.

SKETCH:



DATE: OCTOBER 1991

SOUTH CAROLINA COASTAL COUNCIL  
CONTROL SURVEYS  
SULLIVANS ISLAND

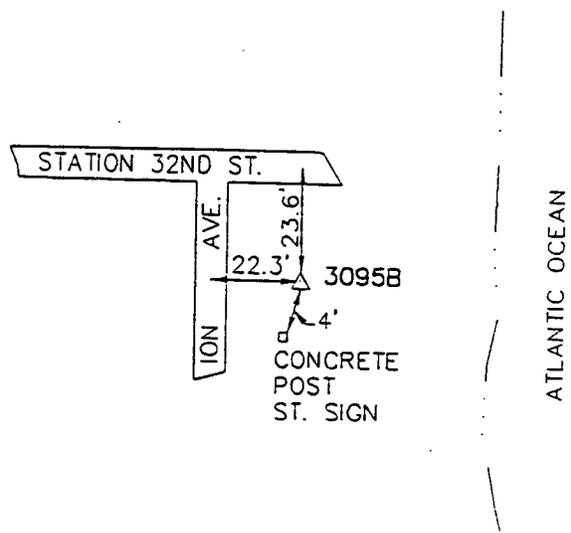
PROJECT: SCCC SURVEY MONUMENTATION      STATION NO.: SCCC 3095 B  
 STATE: SOUTH CAROLINA      COUNTY: CHARLESTON  
 NAD 83 - SINGLE ZONE SPC - CONVERGANCE: 00°39'24"      SCALE FACTOR: 0.99991512  
 NORTHING: 343,843.75 FEET      LAT: 32°46'21".40914  
 EASTING: 2,364,029.35 FEET      LONG: 79°48'56".20007  
 ELEVATION (NGVD 29) 9.87 FEET

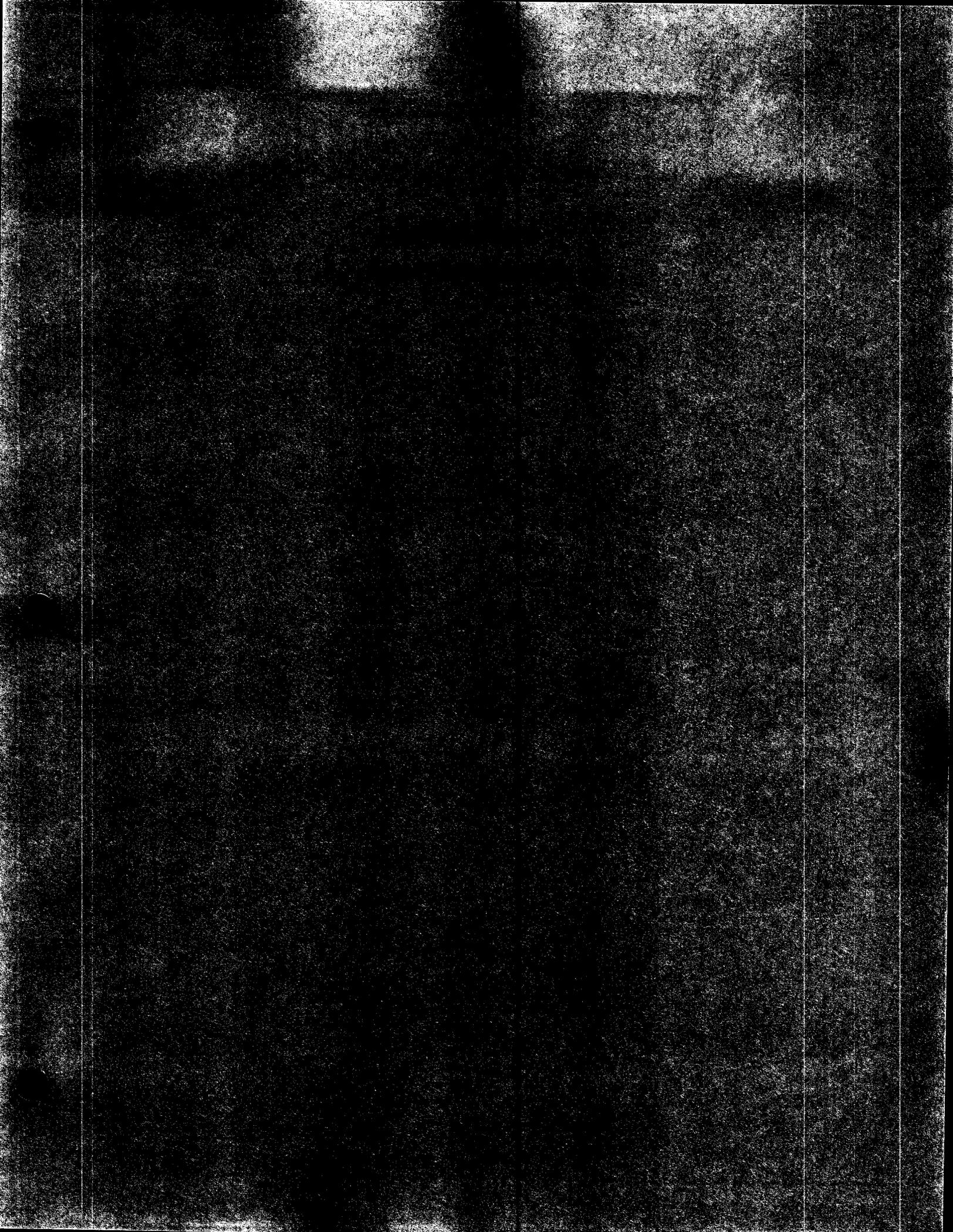
OBJECT	GEODETIC AZIMUTH	GRID BEARING	GRID DISTANCE
3092 B	S 23° 49' 25" E	S 24° 28' 49" E	392.75 FEET

DESCRIPTION:

LOCATED ON SULLIVANS ISLAND. TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 703 AND STATION 30TH STREET, TURN RIGHT AND GO SOUTHEAST ON STATION 30TH STREET, FOR 0.15 MILES TO THE JUNCTION OF ION AVE. TURN LEFT ON ION AVE. FOR 0.30 MILES TO ITS END AND THE STATION ON THE RIGHT. A STANDARD NGS STAINLESS STEEL ROD WITH TOP OF THE DATUM POINT CENTER PUNCHED, ENCASED IN A 1" PVC PIPE FILLED WITH GREASE AND SURROUNDED BY A 5" PVC PIPE WITH AN ALUMINUM LOGO CAP FLUSH WITH THE GROUND.

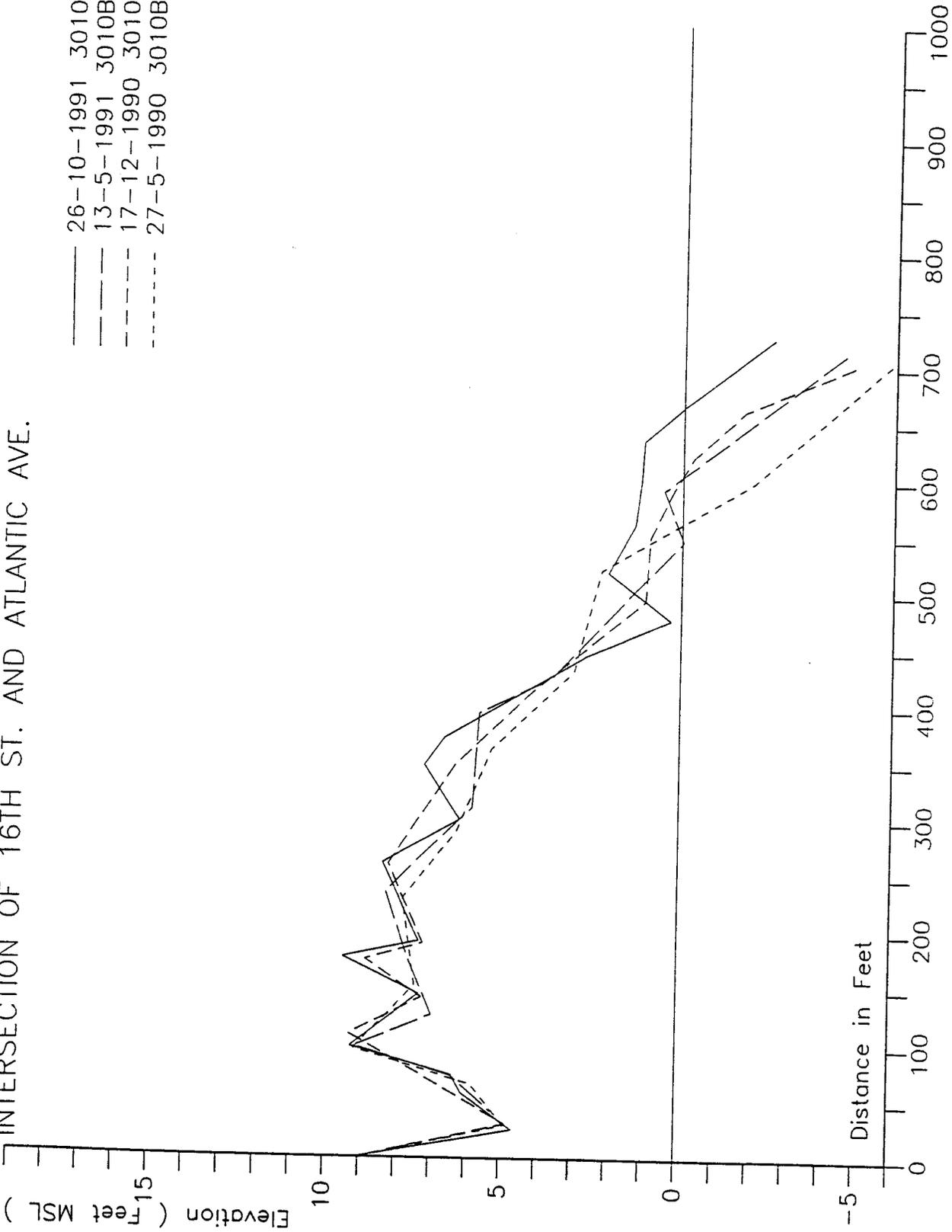
SKETCH:





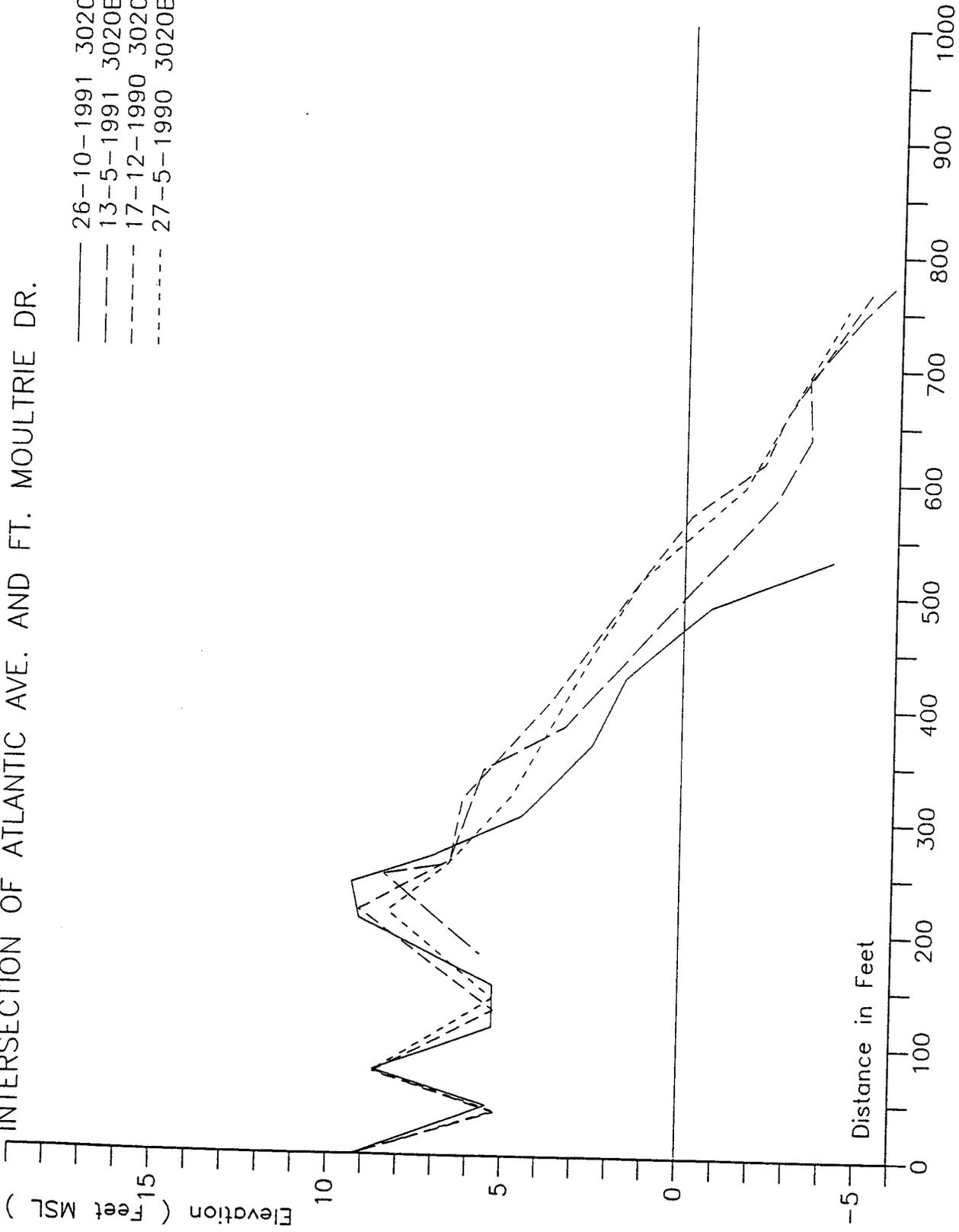
3010B Sullivans Island  
INTERSECTION OF 16TH ST. AND ATLANTIC AVE.

- 26-10-1991 3010B
- - - 13-5-1991 3010B
- - - 17-12-1990 3010B
- - - 27-5-1990 3010B

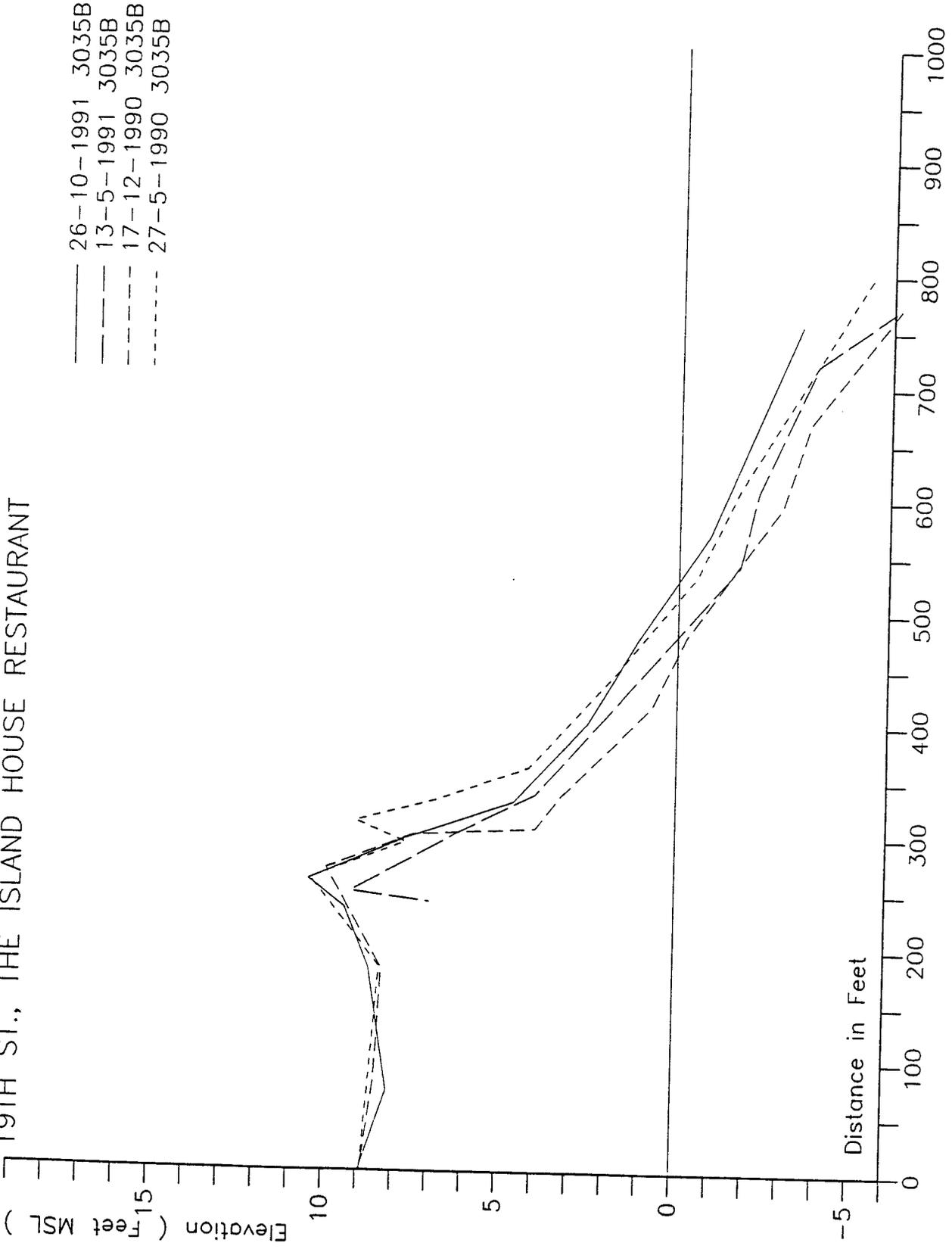


3020B Sullivans Island  
INTERSECTION OF ATLANTIC AVE. AND FT. MOULTRIE DR.

- 26-10-1991 3020B
- 13-5-1991 3020B
- 17-12-1990 3020B
- 27-5-1990 3020B

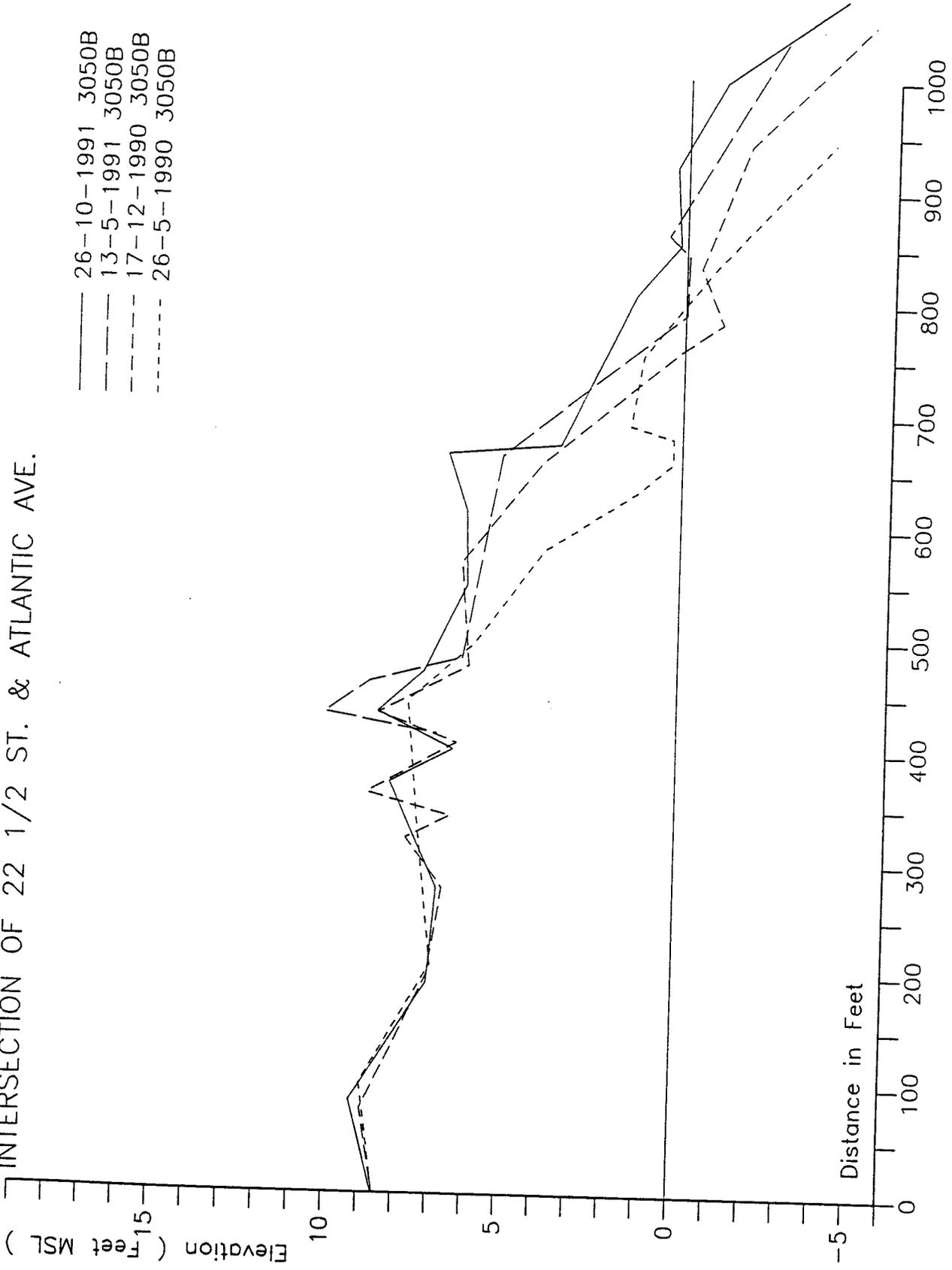


3035B Sullivans Island  
19TH ST., THE ISLAND HOUSE RESTAURANT



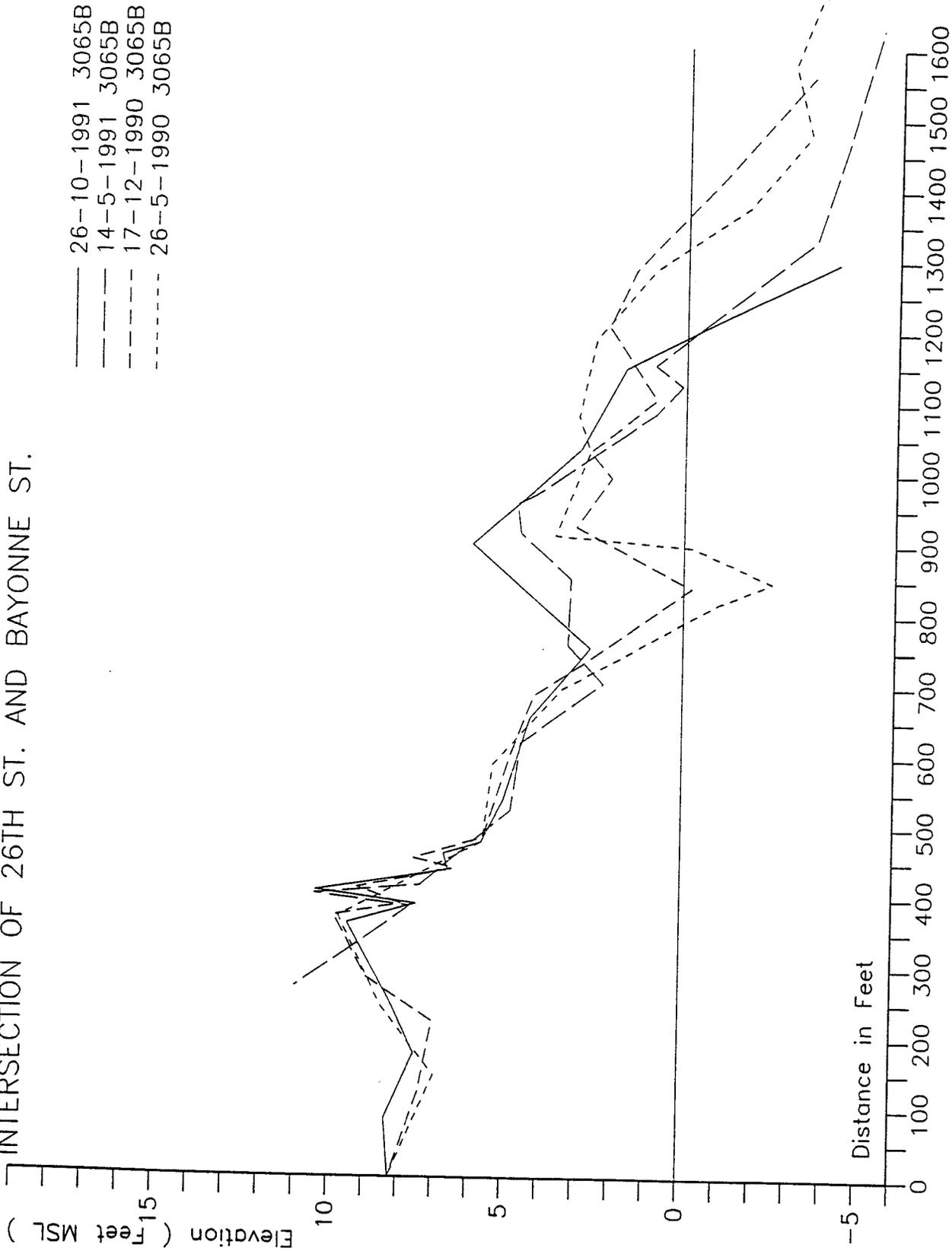
3050B Sullivans Island  
INTERSECTION OF 22 1/2 ST. & ATLANTIC AVE.

- 26-10-1991 3050B
- - - 13-5-1991 3050B
- - - 17-12-1990 3050B
- - - 26-5-1990 3050B

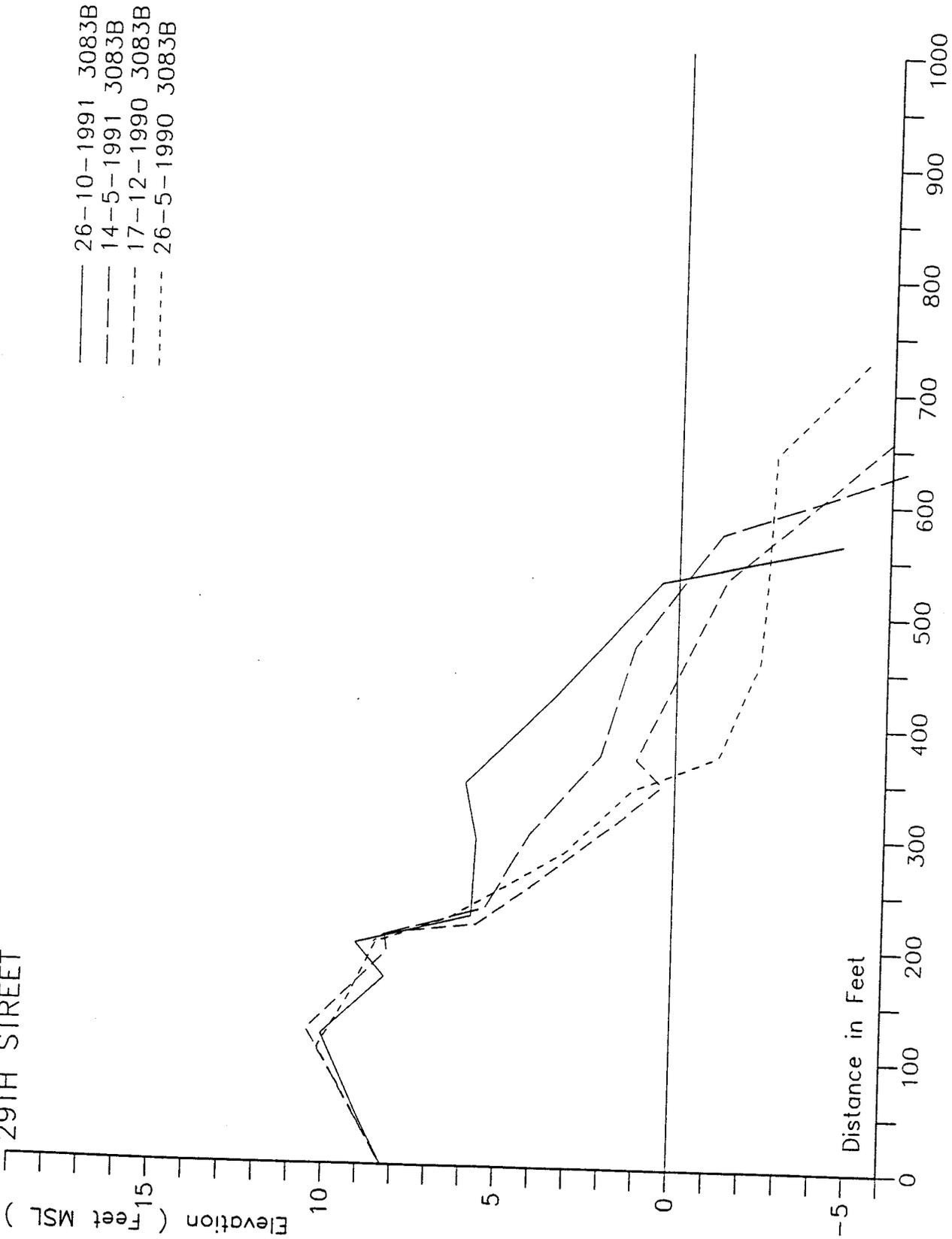


3065B Sullivans Island  
INTERSECTION OF 26TH ST. AND BAYONNE ST.

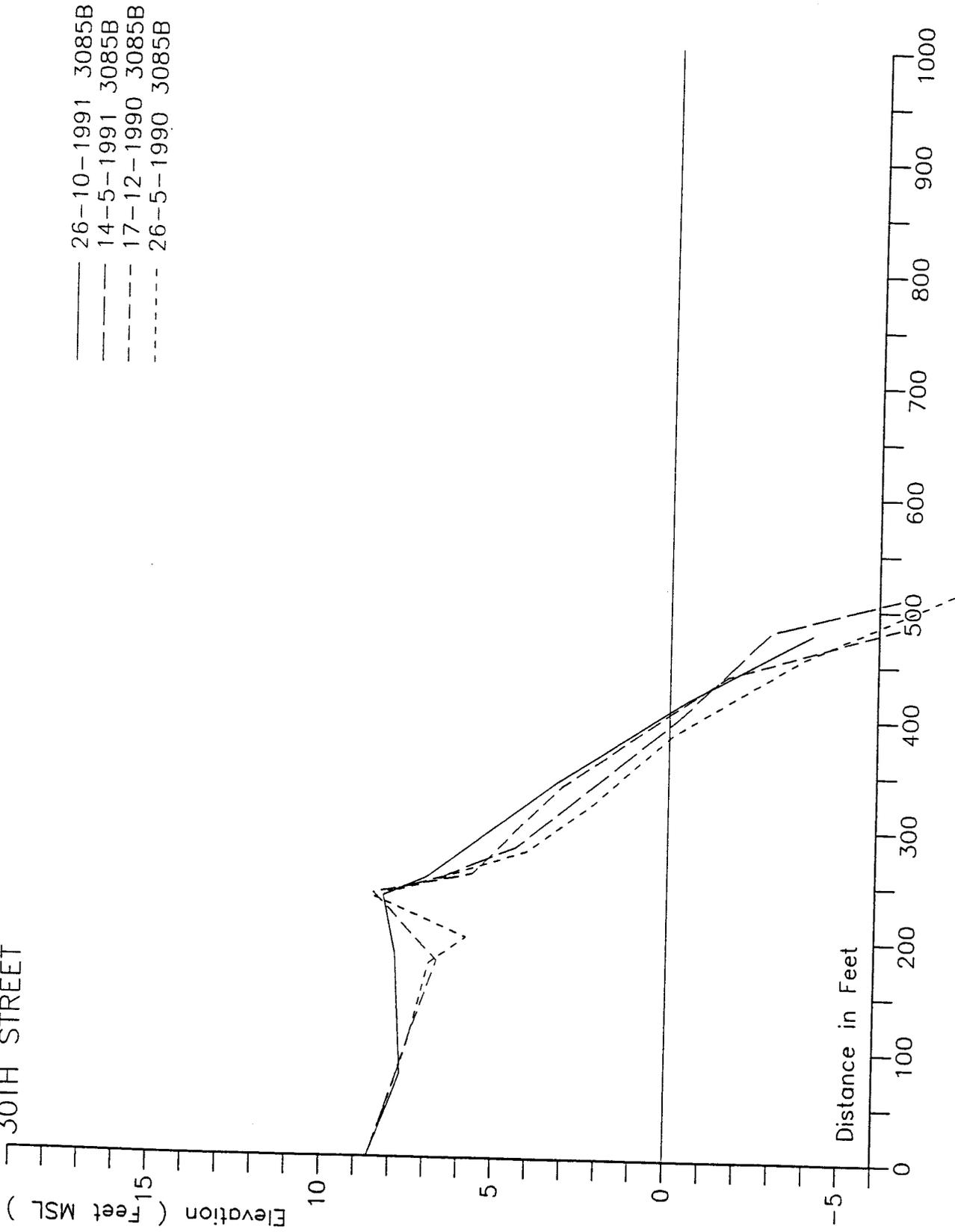
- 26-10-1991 3065B
- - - 14-5-1991 3065B
- - - 17-12-1990 3065B
- - - 26-5-1990 3065B



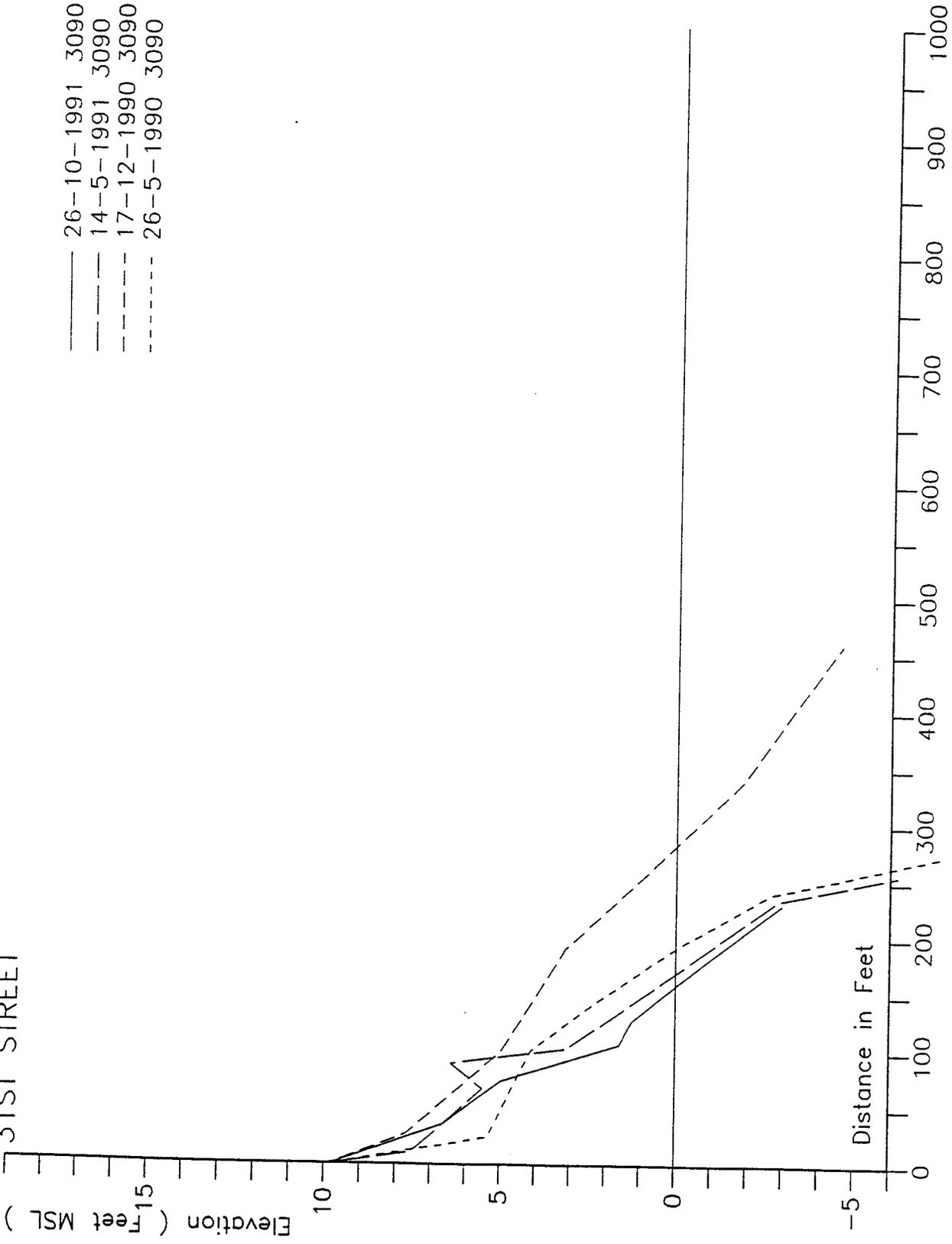
3083B Sullivans Island  
29TH STREET



3085B Sullivans Island  
30TH STREET

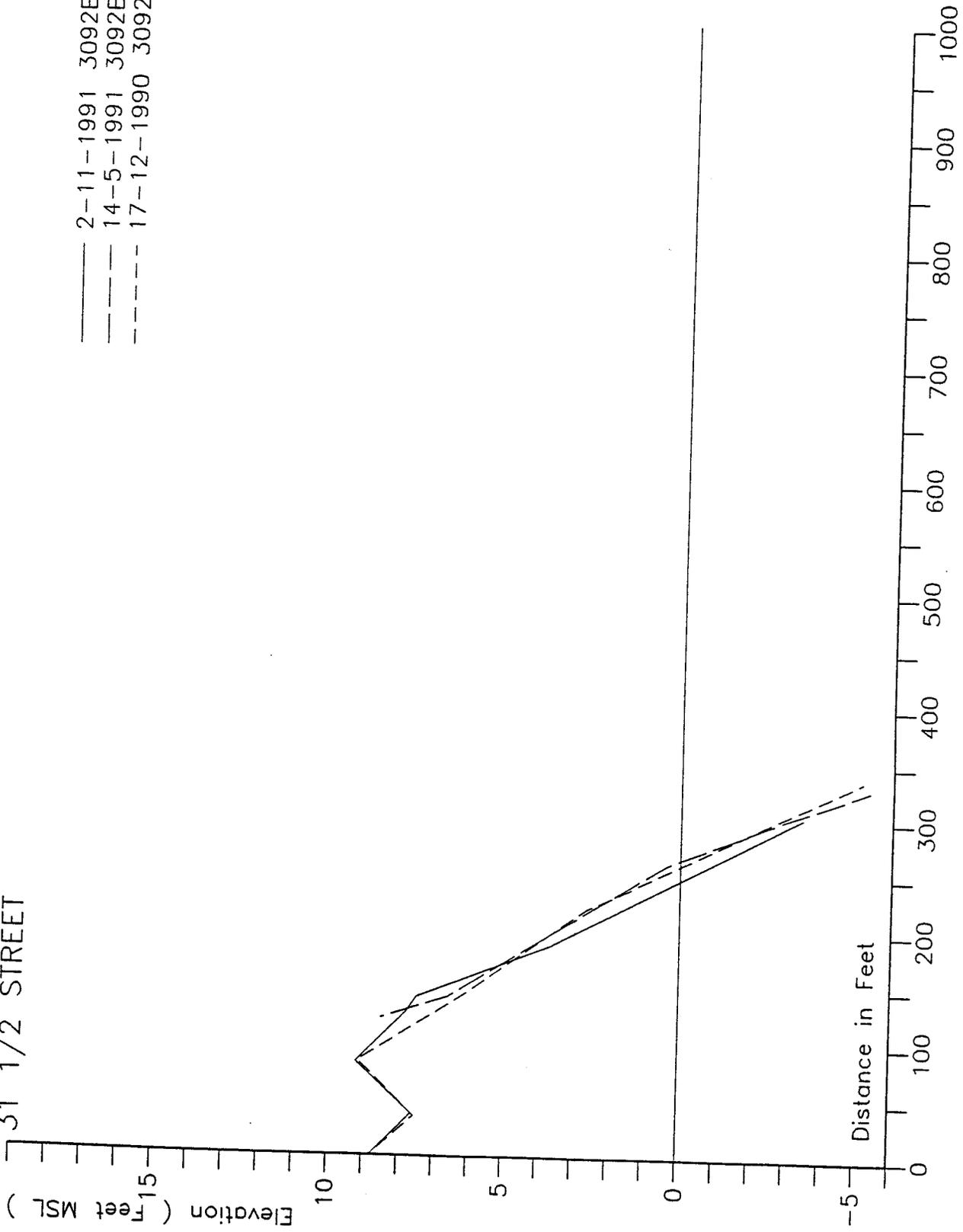


3090 Sullivans Island  
31ST STREET

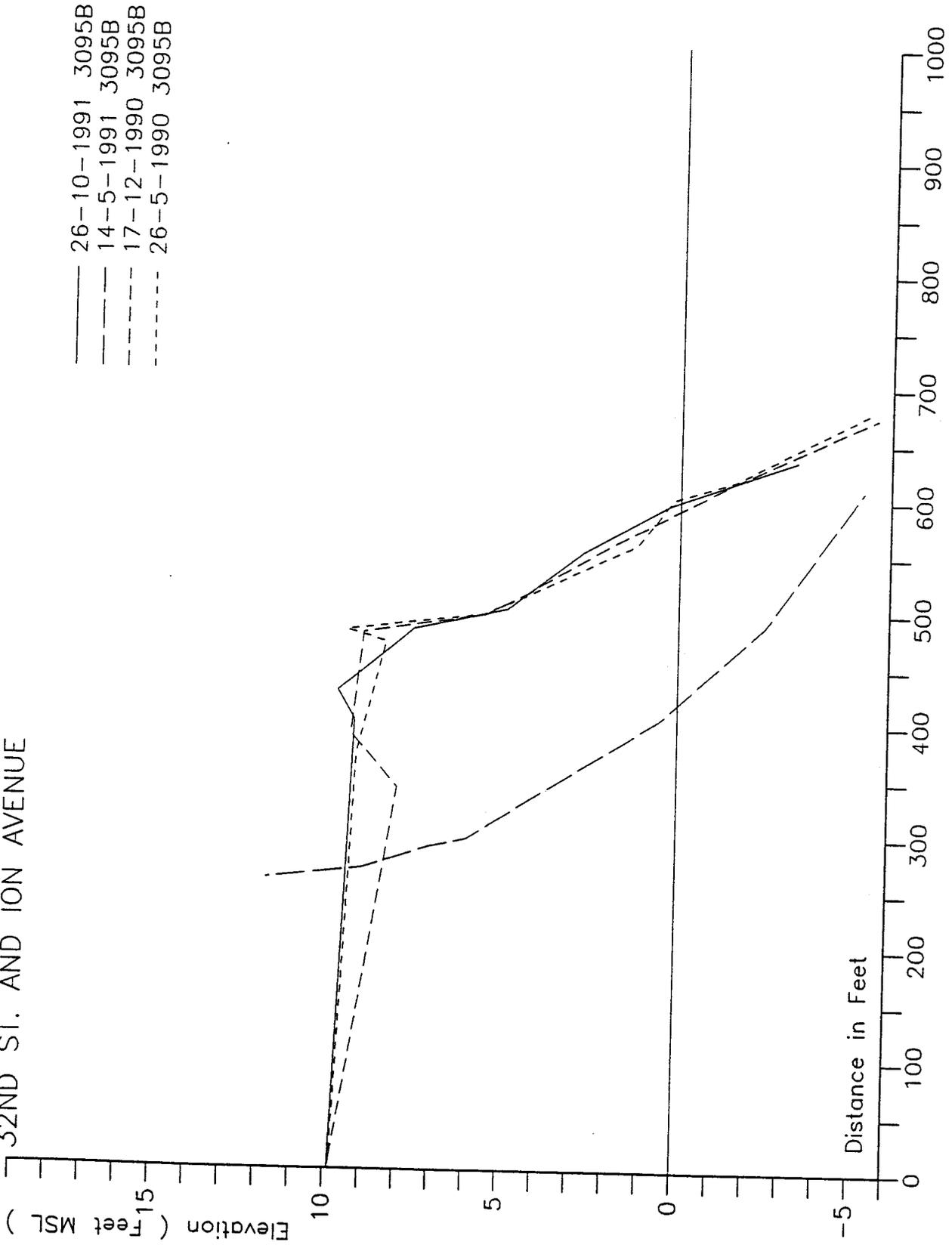


3092B Sullivans Island  
31 1/2 STREET

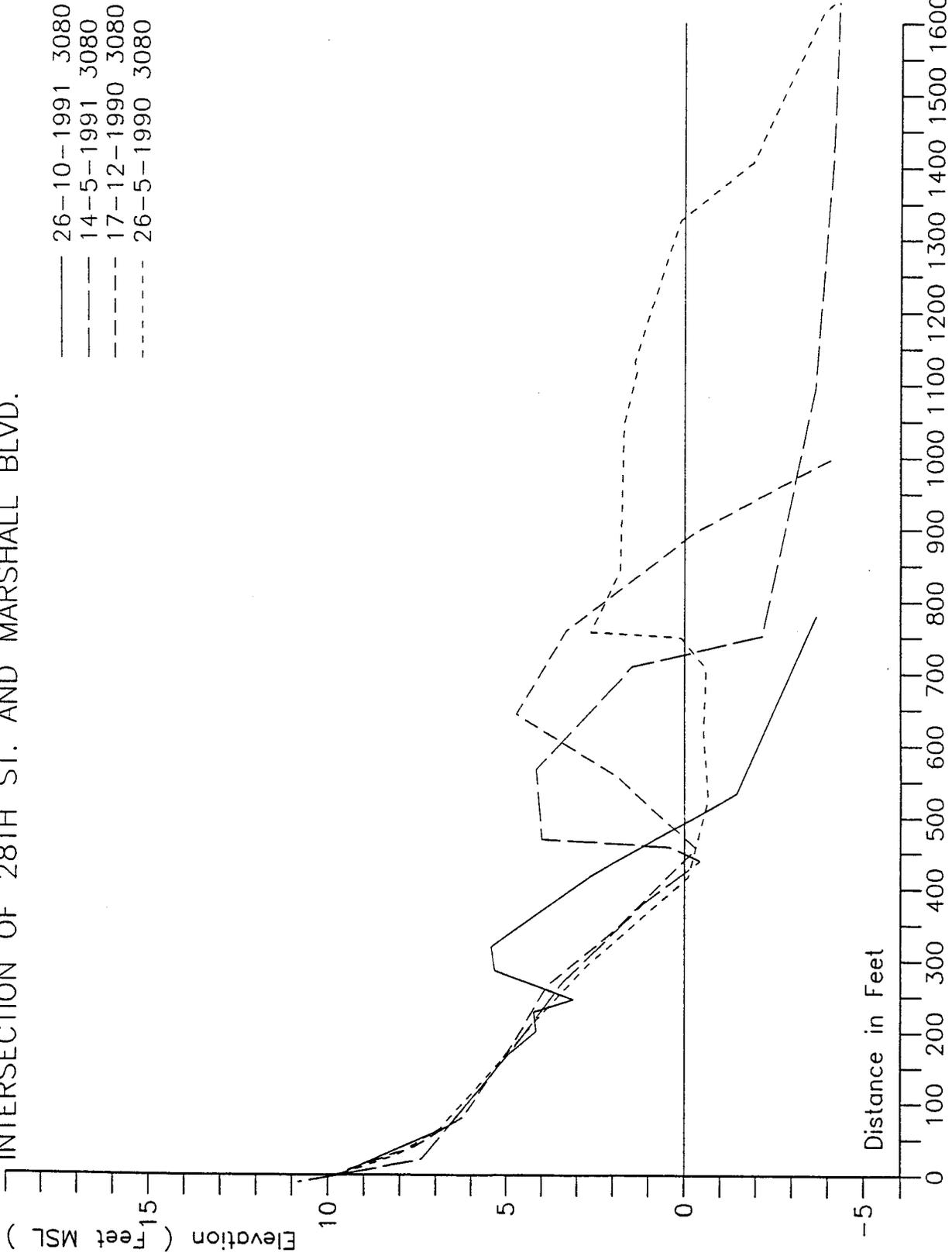
— 2-11-1991 3092B  
- - - 14-5-1991 3092B  
- - - - 17-12-1990 3092B

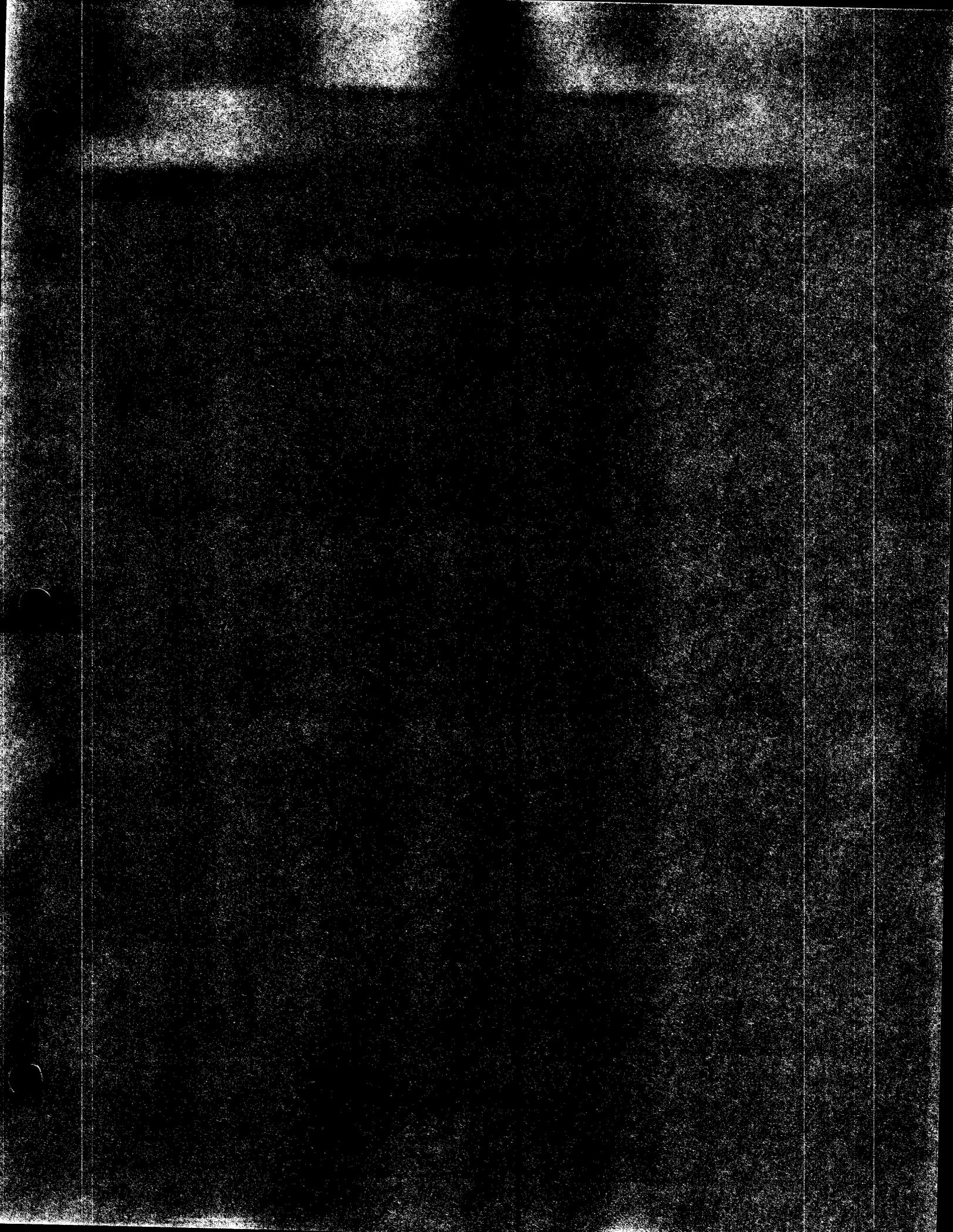


3095B Sullivans Island  
32ND ST. AND ION AVENUE



3080 Sullivans Island  
INTERSECTION OF 28TH ST. AND MARSHALL BLVD.





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

WHEREAS, the Lowcountry Open Land Trust (the "Grantor") is a nonprofit corporation whose purpose is to preserve and conserve natural areas; and

WHEREAS, the Grantor is the owner in fee simple of certain real property (hereinafter referred to as the "Property" which has aesthetic, scientific, educational, and ecological value in its present state as a natural area which has not been subject to development or exploitation, which property is described more on the attached Exhibit A;

WHEREAS, the parties desire to place restrictions upon the Property for the purposes of, inter alia retaining land or water areas predominantly in their natural, scenic, open or wooded condition or as suitable habitat for fish, plants, or wildlife; and

WHEREAS, "natural, scientific, educational, aesthetic, scenic and recreational resource," as used herein shall, without limiting the generality of the terms, mean the condition of the Property at the time of this grant, evidenced by:

A) The appropriate survey maps from the United States Geological Survey, showing the property line and other contiguous or nearby protected areas;

B) An aerial photograph of the Property at an appropriate scale taken as close as possible to the date hereof; and

C) On-site photographs taken at appropriate locations on the Property;

and other documentation, which documentation shall be sufficient to establish the condition of the Property as of the date hereof which documentation shall be maintained in duplicate by both the Grantor and the Grantee hereof and made available to interested members of the public upon reasonable request for purposes of enforcing the restrictions contained herein.

KNOW ALL MEN BY THESE PRESENTS THAT the Lowcountry Open Land Trust, a non-profit corporation, organized and existing under the laws of the State of South Carolina (the "Grantor"), in the state aforesaid in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other valuable consideration, to it in hand paid at and before the sealing of these presents by the Town of Sullivan's Island, South Carolina (the "Town"/"Grantee"), in the State aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said the Town of Sullivan's Island, South Carolina, its successors and assigns, the following described property:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE "PROPERTY").

This conveyance is made subject to the following terms, conditions, restrictions, and covenants (hereinafter the "Restrictions"):

1. Except as otherwise provided or permitted in Paragraphs 2 and 3 hereof, the Property shall remain in its natural state, no changes shall be made to its topography or vegetation and no structures or improvements shall be erected on the Property.

2. Notwithstanding the provisions of Paragraphs 1 and 3 and subject to the limitations of Paragraph 4, the Town Council is given the unrestricted authority to trim and control the growth of vegetation for the purposes of mosquito control, scenic enhancement, public and emergency access to the Atlantic Ocean and providing views of the ocean and beaches to its citizens.

3. Notwithstanding the provisions of Paragraph 1 hereof, and subject to the limitations of this Paragraph 3 and of Paragraphs 2 and 4, the Town Council of Sullivan's Island (the "Council") shall have the right to improve, change, modify or alter the Property only if such actions are to further or effect one or more of the following enumerated public objectives or policies ("Public Policies"):

- a) Drainage
- b) Mosquito control
- c) Public walkways and emergency access to the Atlantic Ocean
- d) Beach renourishment
- e) Erosion control
- f) Vegetation management
- g) Educational programs
- h) Public safety
- i) Public health; and
- j) Scenic enhancement.

Prior to taking any action affecting the Property to further or effect a Public Policy ("Public Action"), the Council shall make specific written findings of fact;

1) that the proposed Public Action is proposed solely for the purpose of furthering or effecting one or more of the enumerated Public Policies,

2) that the proposed Public Action is necessary for the health, safety or general welfare of the Town,

3) that the benefits of the proposed Public Action outweigh the damage done to the aesthetic, ecological, scientific, or educational value of the Property in its natural state, and

4) that in making its findings of fact, the Council has given due and reasonable consideration to

i) the cumulative effect of the proposed Public Action and past Public Actions on the natural state of the Property,

ii) the alternative methods, if any, of furthering or effecting the proposed Public Policy which do not impact adversely on the natural state of the Property, and

iii) the probable results of not taking the proposed Public Action.

The above described written findings of fact must be made prior to each individual Public Action relating to the Property and shall be specific to the circumstances of the proposed Public Action and not merely conclusive in nature. In no event shall any Public Action violate the provisions of Paragraph 4 hereof.

4. In all events, the following activities, improvements and structures shall be prohibited on the Property:

- a) any building or structure with a roof
- b) Asphalt pavement, concrete pavement or pavement of a non-porous material
- c) electrical power lines, wires, conduit, stations or pads
- d) sewer lines, pipes or lift stations
- e) water lines, pipes or lift stations
- f) commercial activities in any way related to the buying or selling of things, goods or services.

Notwithstanding the provisions of Paragraph 4(c), (d) and (e) the Council may allow utility easements for electrical, sewer and water lines to cross through the Property, provided no utility services are provided as a result to any improvements on the Property.

5. These Restrictions may be enforced by the Town, any property owner within the Town, or by any voter registered within the Town. Such persons may seek any appropriate remedy for any violation, including, but not limited to, injunctive relief to force a termination of the violation or to permit restoration of the area damaged by an prohibited activity. The forbearance to

enforce the terms and provisions thereof in the event of a breach shall not be deemed a waiver of any rights granted hereunder. The Town shall not be liable to any person for any violation of these Restrictions by any person other than itself.

6. During the term of these restrictions, the Town shall cause to remain in effect an ordinance of the Town making it a violation of law for any person to violate the provisions of these Restrictions, as such Restrictions may be modified pursuant to Paragraph 8 hereof. The Town may enact ordinances and regulations affecting the Property which are more restrictive than these Restrictions or which are not inconsistent with these Restrictions.

7. If any provision of these Restrictions shall be invalid or for any reason become unenforceable, no other provision shall thereby be affected or impaired.

8. These Restrictions may be modified or repealed only upon an affirmative vote of both (a) seventy-five (75%) percent of the registered voters of the Town who vote in the referendum held pursuant to the terms hereof, and (b) one hundred (100%) percent of the members of Town Council. For purposes of these Restrictions, a registered voter in the Town shall mean any voter eligible to vote in Town elections who is registered 30 days prior to the referendum held pursuant to the terms hereof. At least 45 days prior to any referendum held pursuant to the terms hereof, the Council shall adapt reasonable regulations concerning the manner of voting hereunder. Nothing herein shall prohibit the Council from adopting regulations which allow voting by ballot on a designated day or days or by circulation of written petitions over a period of time.

9. These Restrictions shall remain in full force and effect for a period of 50 years and shall be automatically renewed and continued in effect for additional periods of 50 years each until such time as these Restrictions are repealed in accordance with the provisions of Paragraph 8 hereof. The terms of this Paragraph may be modified in accordance with the provisions of Paragraph 8 hereof.

GRANTEE'S ADDRESS: Town of Sullivan's Island  
Town Hall  
P. O. Box 427  
Sullivan's Island, SC 29482

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Town of Sullivan's Island, South Carolina, its Successors and Assigns forever.

AND it does hereby bind itself and its Successors, to warrant and forever defend, all and singular the said Premises unto the said Town of Sullivan's Island, South Carolina, its Successors and Assigns, against it and its Successors, lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand and Seal, this 12 day of February, in the year of our Lord one thousand nine hundred and ~~ninety-one~~ and the two hundred and fifteenth year of the sovereignty and Independence of the Untied States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

LOWCOUNTRY OPEN LAND TRUST

[Signature]  
[Signature]

By: [Signature]  
Its:  
By: Arsen A. Kidd  
Its:

STATE OF SOUTH CAROLINA )  
CHARLESTON COUNTY )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named LOWCOUNTRY OPEN LAND TRUST by its authorized officer(s), sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness named above witnessed the execution thereof.

SWORN to be fore me this 12  
day of February A.D. 1991

[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 4-2-96

[Signature]  
(Signature of Witness)

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)  
)  
)

TITLE TO REAL ESTATE

WHEREAS, the Town of Sullivan's Island is the owner in fee simple of certain real property, which has aesthetic, scientific, educational, and ecological value in its present state as a natural area, which has not been subject to development or exploitation, which property is described more specifically on Exhibit A attached hereto and incorporated herein by reference thereto.

WHEREAS, the Town of Sullivan's Island desires to convey said property to the Lowcountry Open Land Trust, which is a non-profit corporation whose purpose is to preserve and conserve natural areas.

WHEREAS, the Town Council and the Town of Sullivan's Island, in meetings duly assembled, enacted an Ordinance, ratified on the 15th day of January, 1991, which authorized the Town of Sullivan's Island to convey to the Lowcountry Open Land Trust the below described property and, further authorized and directed the Mayor and the Town Clerk to so execute the Deed of Conveyance on behalf of the Town Council and the Town of Sullivan's Island.

NOW KNOW ALL MEN BY THESE PRESENTS that the Town of Sullivan's Island in consideration of Ten and 00/100 (\$10.00) Dollars, and other valuable consideration to it in hand paid at and before the sealing of these presents by the Lowcountry Open Land Trust in the County and State aforesaid, the receipt whereof is hereby acknowledged have granted, bargained, sold, and released, and by these Presents do grant, bargain, sell, and release unto the said Lowcountry Open Land Trust, its successors and assigns, the following described property:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT A  
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the rights, members, hereditaments, and appurtenances to the said Premises belonging, or in anywise, incident, or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Lowcountry Open Land Trust, its successors and assigns, forever.

WITNESS Its hand and seal this 12 day of February  
in the year of our lord one thousand nine hundred and ninety-one,  
and in the two hundred and fifteenth year of the sovereignty and  
independence of the United States of America.

In the Presence of

David P. Reenf  
[Signature]

TOWN OF SULLIVAN'S ISLAND

By: C. Melvin Anderegg  
C. Melvin Anderegg, Mayor

Attest: Carolyn R. Kruger  
Carolyn R. Kruger, Clerk

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

Personally appeared before me the undersigned witness and made  
oath that he/she saw the within named Town of Sullivan's Island by  
C. Melvin Anderegg, Mayor, and the Attested to by Carolyn R.  
Kruger, Clerk, sign, seal, and as the act and deed of the Town of  
Sullivan's Island and of the said Council deliver the foregoing  
written deed, and that he/she with the other witness witnessed the  
execution thereof.

SWORN to before me this 12  
day of February, 1991.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 4-2-96

David P. Reenf