

Planning Commission Regular Meeting

April 10, 2024 @ 1:30 PM

[Watch Live on YouTube](#)

Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Planning Commission Special Called Meeting: March 13, 2024 *[pages 2 – 3]*

3. OLD BUSINESS ITEMS

There are no old business items

4. NEW BUSINESS ITEMS

A. Review and Discussion of Comprehensive Plan Elements *[pages 4 –86]*

- Cover & Introduction
- Population
- Economic Development
- Housing

5. ITEMS FOR INFORMATION OR DISCUSSION

A. Potential dates for a Special-Called Planning Commission meeting in May.

6. ADJOURNMENT

Planning Commission Regular Meeting

February 14, 2024

[Watch Live on YouTube](#)



MINUTES

1. CALL TO ORDER

Present: Tom Hund (Chari), Mary-Jo Manning, Jim Newton, Stan Ullner
Absent: George Fink
Staff Present: Mayor Kleinman, Abby Grooms (Communications & Events Manager), Tyler Newman (Zoning Administrator), Katharine Watkins (Asst. Town Administrator)
Guests Present: Rev. Laura Rezac and Steven Zack (St. Christopher Camp & Conference Center)

The meeting started at 1:35 PM

2. APPROVAL OF MINUTES

- **Planning Commission Regular Meeting:** February 14, 2023

Mr. Newton moved to approve the previous meeting minutes of February 14th; Dr. Ullner seconded. All voted in favor.

The previous meeting minutes of February 14th were approved.

3. OLD BUSINESS ITEMS

There are no old business items.

4. ITEMS FOR INFORMATION OR DISCUSSION

- Temporary Use Permit: St. Christopher Camp & Conference Center

Zoning Administrator Newman summarized the request from the St. Christopher Camp & Conference Center to extend the previously approved temporary use permit for a 46' x 8.5' temporary kitchen trailer and 40' x 8' temporary freezer trailer at 4552 St. Christopher Lane.

Discussions were had with members of the Commission and St. Christopher Camp & Conference Center.

Mr. Newton moved to approve the Temporary Use Permit; Dr. Ullner seconded. All voted in favor.

The temporary use permit request was approved.

5. ITEMS FOR INFORMATION AND DISCUSSION

- **New date for Joint Work Session with Town Council**

Asst. Town Administrator Watkins and Newman noted the upcoming Joint Work Session with the Town Council was cancelled as there would not be a quorum of the Planning Commission present.

Discussions were had with the Commission members on potential dates.

6. ADJOURNMENT

Mr. Hund adjourned the meeting at 1:49 PM.

Date: March 11, 2024

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link:
<https://www.youtube.com/@townofseabrookisland5287/streams>



TOWN OF SEABROOK ISLAND

2024 Comprehensive Plan Update

ADOPTED BY SEABROOK ISLAND TOWN COUNCIL
December X, 2024



ACKNOWLEDGEMENTS

TOWN COUNCIL

Bruce Kleinman, Mayor
Darryl May, Mayor Pro Tem
Dan Kortvelesy
Gordon Weis
Raymond Hamilton

PLANNING COMMISSION

Tom Hund, Chairman
George Fink, Vice Chairman
Stan Ullner
Jim Newton
Mary Jo Manning

TOWN STAFF

Joe Cronin, Town Administrator
Tyler Newman, Zoning Administrator



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INTRODUCTION

The *Town of Seabrook Island Comprehensive Plan* was initially adopted by the Town Council on April 27, 1999. Among other things, SC State Law § 6-29-510 requires that Planning Commissions review the Comprehensive Plan or elements no less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The *Town of Seabrook Island Comprehensive Plan* was last updated in ~~2009~~ 2019. This ~~2019~~ 2024 Comprehensive Plan Update incorporates the results of the Town of Seabrook Island Planning Commission’s complete review of the comprehensive plan and satisfies SC State Law § 6-29-510 requirements.



The Planning Commission completed this ~~2019~~ 2024 update with input from the public and support and guidance from the professional staff of the Town of Seabrook Island and the Charleston County Planning Department. The Comprehensive Plan seeks to accomplish the Town’s vision—~~“To be a residential community where growth is managed, commercial development activities are limited and the natural environment is preserved, while respecting the rights of individuals and their property”~~ *To continue to thrive as a beautiful, safe, and resilient coastal community where thoughtful development is harmonious with the natural environment and where all stakeholders are valued for their contributions to the overall health and wellbeing on the island”* -by articulating goals to guide future Town Council actions regarding the pattern and intensity of land use, the provision of public facilities and services, economic development, housing availability, and natural and cultural resources. In this plan, it is important to keep in mind that the Town of Seabrook Island is unique: most of the Town is a private, gated community. Although zoning and development are governed by Town ordinances, the infrastructure inside the gate is owned and maintained by the Seabrook Island Property Owners Associations (SIPOA) and other private organizations.





PROFILE OF GOVERNMENT

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The mayor is the chief administrative officer of the town. He has all the powers prescribed by state law, including the power to:

- Appoint, suspend or remove all municipal employees and administrative officers of the town;
- Direct and supervise the administration of all departments, offices and agencies of the town;
- Preside at all Town Council meetings and vote as a member of the council;
- Act to insure that all laws and ordinances of the town are faithfully executed;
- Prepare and submit an annual budget and capital program to Town Council for review and approval;
- Submit to Town Council and make available to the public a complete report on the finances and administrative activities of the municipality as of the end of each fiscal year;
- Make such reports as Town Council may require concerning the operations and functions which are subject to the Mayor’s direction and supervision; and



- Appoint, with Town Council’s approval, a Town Administrator to assist the mayor in fulfilling his duties.

The Town is unique among other South Carolina municipalities in that two private, non-profit organizations, SIPOA and Seabrook Island Club (SIC), provide many services that are typically performed by governments. Examples include most road and drainage maintenance, security, and recreation. However, the Town provides several services to its citizens including, but not limited to:

- Public Safety: Town-wide law enforcement through **contract with** Charleston County Sheriff’s office **and code enforcement**;



- Street, Landscaping and Drainage Maintenance: Seabrook Island Road from the roundabout at Betsy Kerrison Parkway to the front entry gate;
- Planning and Zoning Administration, Building Permitting and Code Inspections: Through the Town and agreement with Charleston County;
- Beach Maintenance and Safety: Beach patrol; beach monitoring and enforcement of leash laws; and
- Communications and Emergency Preparedness: The Town maintains a Comprehensive Emergency Plan, and an Emergency Preparedness Webpage on the Town’s website.
- Code Enforcement: Town wide code enforcement through full time and part-time code enforcement staff.

The annual budget serves as the foundation for the Town’s financial planning and control. Each year the Town Administrator prepares a draft budget for the mayor to review and present to council. By law, the Town is required to have a balanced budget. The draft budget is accompanied by detail of each revenue and expense item. The Town budgeted revenue sources are identified as both unrestricted and restricted. The latter consist of revenues received from the state accommodations tax, county accommodation tax and state alcohol tax, and may only be spent as mandated by applicable statute or rule. While municipalities are legally empowered to collect taxes on real and personal property, the Town does not currently levy a property tax millage. Additional information regarding the Town’s annual budget is included in the Economic Development Element of this Comprehensive Plan Update.

Boards, Committees and Commissions

The Town relies heavily on boards, committees and commissions to conduct functions normally performed by departments of a Town government. The Town has boards, committees and commissions as required by statute and special committees to review and recommend policies, activities, and ordinances. Current and previous agendas and minutes are available on the Town website

(www.townofseabrookisland.org) These committees include the following:

ATAX Advisory Committee

The Seabrook Island Accommodations Tax (ATAX) Advisory Committee is a local advisory committee which was established by Town Council pursuant to Section 6-4-25 of the S.C. Code of Laws. The ATAX Advisory Committee consists of seven members, a majority of whom are selected from the hospitality industry. At least two of the members must be from the lodging industry and at least one member shall represent local cultural organizations. Committee members are appointed by Town Council and serve for a term of two years. The ATAX Advisory Committee meets at least one time per year for the purpose of reviewing and providing recommendations to Town Council on the expenditure of funds generated by the 2% State ATAX. By law, State ATAX funds must be used exclusively for the promotion of tourism, arts and cultural activities within the community.

In FY 2023, the town appropriated State ATAX funds for the following tourism-related events and activities:

- Seabrook Island Beach Patrol (\$105,000)
- Seabrook Island Gateway Sign (\$5,000)
- Seabrook Island Liner Park Enhancements (\$200,000)
- Seabrook Island Special Events (\$40,000)
- Alan Fleming Tennis Tournament (\$17,000)
- Fourth of July Celebration (\$20,000)
- Dolphin Education Program (\$10,000)
- St. Johns Fire District: Zoll X Series Monitor/Defibrillator (\$18,500)

Board of Zoning Appeals

The Seabrook Island Board of Zoning Appeals is a quasi-judicial board which was established by Town Council pursuant



to the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code of Laws Section 6-29-780 et seq.). The Board consists of five members, each of whom must be residents of the town. Board members are appointed by Town Council for a five-year term. The Board has three specific powers, duties, and responsibilities:

- To hear and decide appeals for variances from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. State law outlines four criteria which must be met in order to qualify for a variance, and it is incumbent upon the applicant to demonstrate how the request satisfies each of the four criteria;
- To permit uses by special exception when designated within the zoning ordinance; and
- To hear and decide appeals where it is alleged there is an error in an order, requirement, decision or determination made by ~~an administrative official~~ the **Zoning Administrator** in the enforcement of the zoning ordinance.

Planning Commission

The Seabrook Island Planning Commission was established by Town Council pursuant to the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code of Laws Section 6-29-780 et seq). The Commission consists of five members, each of whom are appointed by Town Council for a term of two years. Each member must be a registered voter of the town and shall either reside or own property within the town limits. No member may hold any other public office in the town or county.

The Commission is responsible for undertaking a continuing planning program for the physical, social and economic growth, development and redevelopment of land within the town. To fulfill this role, one of the primary functions of the Planning Commission is to prepare, review and periodically update the town's official comprehensive plan. In order to implement the recommendations of the plan, the Commission is also charged with preparing and recommending to Town Council specific instruments and measures, including:

- Zoning ordinances, zoning district maps and appropriate revisions thereto;
- Regulations for the subdivision and development of land;
- An official map and appropriate revisions showing the exact location of existing or proposed public streets, highways, utility rights of way and public building sites, with regulations and procedures for administering the official map ordinance;
- A landscaping ordinance providing required planting, tree preservation and other aesthetic considerations;
- A capital improvements program listing projects required to implement the adopted plans; and
- Policies and procedures to implement adopted elements of the comprehensive plan. These policies and procedures may cover such topics as expanding corporate limits, extending public water and sewer systems, dedicating streets and drainage easements, and offering economic development incentive packages.

The Commission is responsible for overseeing the administration of subdivision and land development regulations upon adoption by Town Council, including, but not



Chapter 2 – Profile of Town

limited to, the review and approval of subdivision plats and commercial developments. The Commission may also be tasked by Town Council with reviewing and providing recommendations on any other municipal matter.

Public Safety Committee

The Seabrook Island Public Safety Committee is a standing committee of the Town which was established by ordinance of Town Council. The Public Safety Committee is chaired by the member of Town Council who has been designated as the town's Public Safety Official. Additional at-large members may be recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the mayor's term.

The Public Safety Committee is tasked with the following responsibilities:

- Reviewing and recommending updates to the Town's Comprehensive Emergency Management Plan;
- Identifying resources to ensure the safety and well-being of the public;
- Coordinating with outside entities and community organizations on emergency management and disaster response planning;
- Coordinating with emergency service providers (Police, Fire and EMS) to plan for and respond to potentially unsafe or life-threatening situations;
- Reviewing and providing recommendations for on-call service contracts including, but not limited to, debris management and debris monitoring services; and
- Undertaking public relations activities to increase the public's awareness of potential hazards including, but

not limited to, hurricanes, floods, tornadoes and earthquakes.

The Public Safety Committee meets ~~on an as-needed basis, as determined by the chair at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.~~

Utility Commission

Following a successful referendum in 1995, the town acquired the island's water and sewer system from Heater of Seabrook, Inc., a private utility owned by Minnesota Power and Water. The Seabrook Island Utility Commission (SIUC) was established by ordinance of Town Council for the purpose of managing operations and maintenance of the town's water and sewer system. The SIUC provides water and wastewater service to all residents and businesses within the town. The SIUC also provides wastewater treatment to certain areas outside the town limits, including the nearby developments of Cassique, Freshfields Village and Kiawah River Estates. Members of the SIUC are elected by the residents of the town. Each member is elected to a six-year term, and elections take place in November of odd-numbered years. In the event of a vacancy, the mayor and Town Council may appoint a new member to fill the remainder of the unexpired term.

The SIUC has been vested by Town Council with the following powers and duties:

- To have full control and management over the town's water and sewer system;
- To supply and furnish water and sewer services, and require payment of such rates, tolls, and charges as it may establish from time to time for the use of such services;



- To have complete authority to service all customers formerly served by Heater of Seabrook, Inc. and to assume all contractual obligations of Heater of Seabrook, Inc.;
- To make a full and complete statement in a standard accounting format to the Town Council each month of all receipts and disbursements during the previous month;
- To submit an annual financial report to the Town Council in a standard accounting format;
- To take all actions it deems necessary to establish and operate the town's water and sewer system, unless provided to the contrary by town ordinance or state statute; and
- To expend the funds it receives from the operation of the town's water and sewer system.

However, the SIUC does not have the authority to:

- Incur any indebtedness as evidenced by monetary loans without prior approval of Town Council; or
- Provide service to new customers outside the town limits (or outside of those areas with prior contractual obligations at the time the system was acquired) without prior approval from Town Council and the holding of a public referendum.

Ways & Means Committee

~~The Ways and Means Committee is a standing committee of the town which was established by ordinance of Town Council. The Ways and Means Committee is a "committee of the whole" and is made up of the mayor and all four members of Town Council. Committee meetings function as a type of "workshop" or "work session" prior to the monthly Town Council meeting. The purpose of the committee is to relax the usual limits on debate, allowing a more open and thorough discussion of matters pending before Town Council. Any item requiring a~~

~~final vote will be taken up during a subsequent Town Council meeting.~~

~~The Ways and Means Committee holds its regular meeting on the third Tuesday of each month (one week prior to the regularly scheduled Town Council meeting), except in instances when this date, or the date of the Town Council meeting, conflicts with the observance of a town holiday, in which case the meeting may be held on an alternate date.~~

Community Promotion and Engagement Committee

The Seabrook Island Community Promotion and Engagement Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.

The Community Promotion & Engagement Committee is tasked with the following responsibilities:

- To assist with the creation, planning, preparation, promotion, execution, and evaluation of various town-sponsored events and activities;
- To identify resources necessary to ensure the success of town-sponsored events and activities including, but not limited to, sponsors, vendors, suppliers, entertainment, crowd control and public safety;
- To review and provide recommendations to Town Council on the procurement and awarding of contracts for goods and services related to town events and activities;
- To develop, recommend and implement strategies for engaging town residents, property owners, visitors, and

businesses;

- To provide recommendations on overall communication strategies and methods;
- To administer the town's Community Promotions Grant program; and
- To perform such other duties which may be assigned or requested by Town Council.

The Community Promotion & Engagement Committee meets at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.

Environment and Wildlife Committee

The Seabrook Island Environment and Wildlife Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.

The Environment and Wildlife Committee is tasked with the following responsibilities:

- To review and provide recommendations to Town Council on general matters related to the town's environment and wildlife;
- To periodically review and provide recommendations to Town Council on updates to the town's beach management ordinance;
- To coordinate with outside entities, community organizations and state and federal agencies on issues related to the town's environment and wildlife;

- To identify, develop and recommend programs and/or projects which enhance awareness, promote conservation and protect the community's environmental and wildlife resources, including programs and/or projects which may be eligible for grant funding;
- To monitor current and proposed legislation, regulations and litigation at the state and federal level which may impact the town's environment and wildlife;
- To review and provide recommendations to Town Council on the procurement and awarding of contracts for goods and services related to the town's environment and wildlife; and
- To perform such other duties which may be assigned or requested by Town Council.

The Environment and Wildlife Committee meets at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.

Public Works Committee

The Seabrook Island Public Works Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.

The Public Works Committee is tasked with the following responsibilities:

- To develop, recommend, and provide oversight on an ongoing capital improvements plan for the town;
- To review and provide recommendations to Town Council on major upgrades, expansion and improvements to the town's road and drainage infrastructure;
- To review and provide recommendations to Town Council on road maintenance projects including, but not limited to, major repairs, rehabilitation, landscape and vegetation control;
- To review and provide recommendations to Town Council on pathway and greenway areas including, but not limited to, maintenance, enhancement and bike and pedestrian safety;
- To review and provide recommendations to Town Council on traffic operations including, but not limited to, signage, crosswalks, signals, traffic calming devices, lighting, and similar measures;
- To review and provide recommendations to Town Council on the construction and expansion of town buildings and other facilities, as well as major upgrades thereto;
- To review and provide recommendations to Town Council on issues related to surface water management;
- To review and provide recommendations to Town Council on major beach-related projects including, but not limited to, the installation and maintenance of erosion control devices, beach renourishment and periodic relocation of Captain Sam's Inlet;
- To review and provide recommendations to Town Council on proposed plans, designs and architectural renderings, as well as overall project scopes and budgets;
- To coordinate with outside entities, community organizations, private developers and state and federal agencies on issues related to the town's facilities and infrastructure;
- To review and provide recommendations to Town Council on the procurement of goods and services related to town facilities and infrastructure; and

- To perform such other duties which may be assigned or requested by Town Council.

Special Committees

As of the writing of this 2024 Comprehensive Plan update, the Town of Seabrook Island has three temporary special committees including:

Special Committee on ARPA Expenditures

The Special Committee on ARPA Expenditures is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on ARPA Expenditures consists of not fewer than five and not more than nine members. The Mayor serves, ex officio, as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a variety of professional backgrounds deemed appropriate by Town Council to the stated purpose of the committee. All members are registered voters of the town. Unless extended by a subsequent resolution of Town Council, all members all serve for a fixed term expiring on April 30, 2024.

The purpose of the Special Committee on ARPA Expenditures is to review the requirements of the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, as authorized by the American Rescue Plan Act of 2021 (ARPA), in order to identify, evaluate, and prioritize projects suitable for utilization by the town under and in accordance with its ARPA grant. The committee shall make its recommendations to Town Council no later than April 30, 2024.

The Special Committee on ARPA Expenditures shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership.

Special Committee on Finance

The Special Committee on Finance is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on Finance consists of not fewer than five and not more than nine members. One member of Town Council is appointed by the Mayor to serve as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a diverse group of professional backgrounds and interest, and preference may be given to those with a professional background in accounting, banking, budgeting, finance, law, management, and related fields. Unless extended by a subsequent resolution of Town Council, all members shall serve for a fixed term expiring on December 31, 2024.

The purpose of the Special Committee on Finance is to review and provide recommendations on any finance and budget-related matters which may be referred to the committee by the Mayor and/or Town Council.

The Special Committee on Finance shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership.

Special Committee on Short-Term Rentals

The Special Committee on Short-Term Rentals is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on Short-Term Rentals consists of not fewer than five and not more than nine members. One member of Town Council is appointed by the Mayor to serve as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a diverse group of interests including but not limited to owners and/or managers of duly permitted short-term rental units operating within the town; full-time residents and/or property owners of the town who do not own or manage short-term rental units within the town; licensed real estate agents and/or brokers licensed to operate within the town; and such other interests or professions deemed appropriate by Town Council. Unless extended by subsequent resolution of Town Council, all members shall serve for a fixed term expiring on June 30, 2024.

The purpose of the Special Committee on Short-Term Rentals is to bring together stakeholders from a variety of interests to study short-term rental activities and trends within the town and to recommend, no later than June 30, 2024, a comprehensive set of policy proposals that address a range of issues including, but not limited to, the following:

- Limiting the number of short-term rental units operating within the town;
- Limiting the ownership of multiple short-term rental units within the town;
- The imposition of fair and reasonable fees and taxes related to short-term rental units;
- Fair, reasonable, and enforceable rules to protect the life and safety of short-term rental occupants;
- Fair, reasonable, and enforceable rules to protect the life, safety, and quiet enjoyment of neighboring property owners and the community at large; and
- Other fair, reasonable, and enforceable policies related to the operation of short-term rental units within the town.

The Special Committee on Short-Term Rentals shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership.



TOWN OF SEABROOK ISLAND

2024 Comprehensive Plan Update

ADOPTED BY SEABROOK ISLAND TOWN COUNCIL
December X, 2024



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(www.townofseabrookisland.org) These committees include the following:

ATAX Advisory Committee

The Seabrook Island Accommodations Tax (ATAX) Advisory Committee is a local advisory committee which was established by Town Council pursuant to Section 6-4-25 of the S.C. Code of Laws. The ATAX Advisory Committee consists of seven members, a majority of whom are selected from the hospitality industry. At least two of the members must be from the lodging industry and at least one member shall represent local cultural organizations. Committee members are appointed by Town Council and serve for a term of two years. The ATAX Advisory Committee meets at least one time per year for the purpose of reviewing and providing recommendations to Town Council on the expenditure of funds generated by the 2% State ATAX. By law, State ATAX funds must be used exclusively for the promotion of tourism, arts and cultural activities within the community.

In FY 2023, the town appropriated State ATAX funds for the following tourism-related events and activities:

- Seabrook Island Beach Patrol (\$105,000)
- Seabrook Island Gateway Sign (\$5,000)
- Seabrook Island Liner Park Enhancements (\$200,000)
- Seabrook Island Special Events (\$40,000)
- Alan Fleming Tennis Tournament (\$17,000)
- Fourth of July Celebration (\$20,000)
- Dolphin Education Program (\$10,000)
- St. Johns Fire District: Zoll X Series Monitor/Defibrillator (\$18,500)

Board of Zoning Appeals

The Seabrook Island Board of Zoning Appeals is a quasi-judicial board which was established by Town Council pursuant



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to the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code of Laws Section 6-29-780 et seq). The Board consists of five members, each of whom must be residents of the town. Board members are appointed by Town Council for a five-year term. The Board has three specific powers, duties, and responsibilities:

- To hear and decide appeals for variances from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. State law outlines four criteria which must be met in order to qualify for a variance, and it is incumbent upon the applicant to demonstrate how the request satisfies each of the four criteria;
- To permit uses by special exception when designated within the zoning ordinance; and
- To hear and decide appeals where it is alleged there is an error in an order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the zoning ordinance.

Planning Commission

The Seabrook Island Planning Commission was established by Town Council pursuant to the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code of Laws Section 6-29-780 et seq). The Commission consists of five members, each of whom are appointed by Town Council for a term of two years. Each member must be a registered voter of the town and shall either reside or own property within the town limits. No member may hold any other public office in the town or county.

The Commission is responsible for undertaking a continuing planning program for the physical, social and economic growth, development and redevelopment of land within the town. To fulfill this role, one of the primary functions of the Planning Commission is to prepare, review and periodically update the town's official comprehensive plan. In order to implement the recommendations of the plan, the Commission is also charged with preparing and recommending to Town Council specific instruments and measures, including:

- Zoning ordinances, zoning district maps and appropriate revisions thereto;
- Regulations for the subdivision and development of land;
- An official map and appropriate revisions showing the exact location of existing or proposed public streets, highways, utility rights of way and public building sites, with regulations and procedures for administering the official map ordinance;
- A landscaping ordinance providing required planting, tree preservation and other aesthetic considerations;
- A capital improvements program listing projects required to implement the adopted plans; and
- Policies and procedures to implement adopted elements of the comprehensive plan. These policies and procedures may cover such topics as expanding corporate limits, extending public water and sewer systems, dedicating streets and drainage easements, and offering economic development incentive packages.

The Commission is responsible for overseeing the administration of subdivision and land development regulations upon adoption by Town Council, including, but not



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limited to, the review and approval of subdivision plats and commercial developments. The Commission may also be tasked by Town Council with reviewing and providing recommendations on any other municipal matter.

Public Safety Committee

The Seabrook Island Public Safety Committee is a standing committee of the Town which was established by ordinance of Town Council. The Public Safety Committee is chaired by the member of Town Council who has been designated as the town's Public Safety Official. Additional at-large members may be recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the mayor's term.

The Public Safety Committee is tasked with the following responsibilities:

- Reviewing and recommending updates to the Town's Comprehensive Emergency Management Plan;
- Identifying resources to ensure the safety and well-being of the public;
- Coordinating with outside entities and community organizations on emergency management and disaster response planning;
- Coordinating with emergency service providers (Police, Fire and EMS) to plan for and respond to potentially unsafe or life-threatening situations;
- Reviewing and providing recommendations for on-call service contracts including, but not limited to, debris management and debris monitoring services; and
- Undertaking public relations activities to increase the public's awareness of potential hazards including, but

not limited to, hurricanes, floods, tornadoes and earthquakes.

The Public Safety Committee meets at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.

Utility Commission

Following a successful referendum in 1995, the town acquired the island's water and sewer system from Heater of Seabrook, Inc., a private utility owned by Minnesota Power and Water. The Seabrook Island Utility Commission (SIUC) was established by ordinance of Town Council for the purpose of managing operations and maintenance of the town's water and sewer system. The SIUC provides water and wastewater service to all residents and businesses within the town. The SIUC also provides wastewater treatment to certain areas outside the town limits, including the nearby developments of Cassique, Freshfields Village and Kiawah River Estates. Members of the SIUC are elected by the residents of the town. Each member is elected to a six-year term, and elections take place in November of odd-numbered years. In the event of a vacancy, the mayor and Town Council may appoint a new member to fill the remainder of the unexpired term.

The SIUC has been vested by Town Council with the following powers and duties:

- To have full control and management over the town's water and sewer system;
- To supply and furnish water and sewer services, and require payment of such rates, tolls, and charges as it may establish from time to time for the use of such services;



- To have complete authority to service all customers formerly served by Heater of Seabrook, Inc. and to assume all contractual obligations of Heater of Seabrook, Inc.;
- To make a full and complete statement in a standard accounting format to the Town Council each month of all receipts and disbursements during the previous month;
- To submit an annual financial report to the Town Council in a standard accounting format;
- To take all actions it deems necessary to establish and operate the town's water and sewer system, unless provided to the contrary by town ordinance or state statute; and
- To expend the funds it receives from the operation of the town's water and sewer system.

However, the SIUC does not have the authority to:

- Incur any indebtedness as evidenced by monetary loans without prior approval of Town Council; or
- Provide service to new customers outside the town limits (or outside of those areas with prior contractual obligations at the time the system was acquired) without prior approval from Town Council and the holding of a public referendum.

Community Promotion and Engagement Committee

The Seabrook Island Community Promotion and Engagement Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.

The Community Promotion & Engagement Committee is tasked with the following responsibilities:

- To assist with the creation, planning, preparation, promotion, execution, and evaluation of various town-sponsored events and activities;
- To identify resources necessary to ensure the success of town-sponsored events and activities including, but not limited to, sponsors, vendors, suppliers, entertainment, crowd control and public safety;
- To review and provide recommendations to Town Council on the procurement and awarding of contracts for goods and services related to town events and activities;
- To develop, recommend and implement strategies for engaging town residents, property owners, visitors and businesses;
- To provide recommendations on overall communication strategies and methods;
- To administer the town's Community Promotions Grant program; and
- To perform such other duties which may be assigned or requested by Town Council.

The Community Promotion & Engagement Committee meets at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.

Environment and Wildlife Committee

The Seabrook Island Environment and Wildlife Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.



The Environment and Wildlife Committee is tasked with the following responsibilities:

- To review and provide recommendations to Town Council on general matters related to the town's environment and wildlife;
- To periodically review and provide recommendations to Town Council on updates to the town's beach management ordinance;
- To coordinate with outside entities, community organizations and state and federal agencies on issues related to the town's environment and wildlife;

- To identify, develop and recommend programs and/or projects which enhance awareness, promote conservation and protect the community's environmental and wildlife resources, including programs and/or projects which may be eligible for grant funding;
- To monitor current and proposed legislation, regulations and litigation at the state and federal level which may impact the town's environment and wildlife;
- To review and provide recommendations to Town Council on the procurement and awarding of contracts for goods and services related to the town's environment and wildlife; and
- To perform such other duties which may be assigned or requested by Town Council.

The Environment and Wildlife Committee meets at least once per quarter at a date and time scheduled by the chair or a majority of the committee's membership.

Public Works Committee

The Seabrook Island Public Works Committee is a standing committee of the town which was established by ordinance of Town Council.

The five-member committee is chaired by an assigned member of Town Council. The remaining at-large members are recommended by the chair and appointed by the full Council. Committee members serve for a two-year term which runs concurrent with the terms of the Mayor and Town Council.

The Public Works Committee is tasked with the following responsibilities:

- To develop, recommend, and provide oversight on an ongoing capital improvements plan for the town;
- To review and provide recommendations to Town Council on major upgrades, expansion and improvements to the town's road and drainage infrastructure;
- To review and provide recommendations to Town Council on road maintenance projects including, but not limited to, major repairs, rehabilitation, landscape and vegetation control;
- To review and provide recommendations to Town Council on pathway and greenway areas including, but not limited to, maintenance, enhancement and bike and pedestrian safety;
- To review and provide recommendations to Town Council on traffic operations including, but not limited to, signage, crosswalks, signals, traffic calming devices, lighting, and similar measures;
- To review and provide recommendations to Town Council on the construction and expansion of town buildings and other facilities, as well as major upgrades thereto;
- To review and provide recommendations to Town Council on issues related to surface water management;
- To review and provide recommendations to Town Council on major beach-related projects including, but not limited to, the installation and maintenance of



erosion control devices, beach renourishment and periodic relocation of Captain Sam’s Inlet;

- To review and provide recommendations to Town Council on proposed plans, designs and architectural renderings, as well as overall project scopes and budgets;
- To coordinate with outside entities, community organizations, private developers and state and federal agencies on issues related to the town’s facilities and infrastructure;
- To review and provide recommendations to Town Council on the procurement of goods and services related to town facilities and infrastructure; and
- To perform such other duties which may be assigned or requested by Town Council.

Special Committees

As of the writing of this 2024 Comprehensive Plan update, the Town of Seabrook Island has three temporary special committees including:

Special Committee on ARPA Expenditures

The Special Committee on ARPA Expenditures is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on ARPA Expenditures consists of not fewer than five and not more than nine members. The Mayor serves, ex officio, as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a variety of professional backgrounds deemed appropriate by Town Council to the stated purpose of the committee. All members are registered voters of the town. Unless extended by a subsequent resolution of Town Council, all members all serve for a fixed term expiring on April 30,2024

The purpose of the Special Committee on ARPA Expenditures is to review the requirements of the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, as authorized by the American Rescue Plan Act of 2021 (ARPA), in order to identify, evaluate, and prioritize projects suitable for utilization by the town under and in accordance with its ARPA grant. The committee shall make its recommendations to Town Council no later than April 30, 2024.

The Special Committee on ARPA Expenditures shall meet on such dates and times as are scheduled by the chair or a majority of the committee’s membership.

Special Committee on Finance

The Special Committee on Finance is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on Finance consists of not fewer than five and not more than nine members. One member of Town Council is appointed by the Mayor to serve as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a diverse group of professional backgrounds and interest, and preference may be given to those with a professional background in accounting, banking, budgeting, finance, law, management, and related fields. Unless extended by a subsequent resolution of Town Council, all members shall serve for a fixed term expiring on December 31, 2024.

The purpose of the Special Committee on Finance is to review and provide recommendations on any finance and budget-related matters which may be referred to the committee by the Mayor and/or Town Council.



The Special Committee on Finance shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership.

Special Committee on Short-Term Rentals

The Special Committee on Short-Term Rentals is a special committee of the town which was established by resolution of Town Council on January 4, 2024.

The Special Committee on Short-Term Rentals consists of not fewer than five and not more than nine members. One member of Town Council is appointed by the Mayor to serve as chair of the committee. The remaining members are nominated by the Mayor and appointed by a majority vote of Town Council. The committee members are drawn from a diverse group of interests including but not limited to owners and/or managers of duly permitted short-term rental units operating within the town; full-time residents and/or property owners of the town who do not own or manage short-term rental units within the town; licensed real estate agents and/or brokers licensed to operate within the town; and such other interests or professions deemed appropriate by Town Council. Unless extended by subsequent resolution of Town Council, all members shall serve for a fixed term expiring on June 30, 2024.

The purpose of the Special Committee on Short-Term Rentals is to bring together stakeholders from a variety of interests to study short-term rental activities and trends within the town and to recommend, no later than June 30, 2024, a comprehensive set of policy proposals that address a range of issues including, but not limited to, the following:

- Limiting the number of short-term rental units operating within the town;
- Limiting the ownership of multiple short-term rental units within the town;
- The imposition of fair and reasonable fees and taxes

related to short-term rental units;

- Fair, reasonable, and enforceable rules to protect the life and safety of short-term rental occupants;
- Fair, reasonable, and enforceable rules to protect the life, safety, and quiet enjoyment of neighboring property owners and the community at large; and
- Other fair, reasonable, and enforceable policies related to the operation of short-term rental units within the town.

The Special Committee on Short-Term Rentals shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

The following legend applies to the entirety of the draft document.

Legend

Text highlighted Yellow

Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data

Red Text

New (2024)

~~Strike-Through-Text~~

Old (2019)



POPULATION ELEMENT

Element Goal

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

3.1: OVERVIEW

The Population Element provides a basic picture of the population characteristics of the Town. This element examines historic trends and projections of the population, household numbers and sizes, educational levels, income characteristics, gender, and racial composition. The majority of the data contained in the Population Element has been extracted from the U.S. Bureau of Census 2000, ~~and~~ 2010, and 2020, ~~and~~ the American Community Survey ~~2012—2016~~ Five-Year Estimates. For ~~2018~~ 2023 and ~~2023~~ 2028 projections, an additional data source used is the Town of Seabrook Island Community Profile. This report was generated in ~~July—2018~~ February 2024, using the ESRI's ArcGIS Business Analyst tool, a mapping and spatial analytics software package that utilizes the same U.S. Census Bureau and American Community Survey base referenced above.

The Town's population characteristics differ from many other communities in that the majority of the property owners in the Town do not live there full-time, and a large portion of the housing is likely used as vacation homes or vacation rentals. With such a large number of available homes to accommodate guests, the Town experiences a large, seasonal tourist influx. Therefore, the Town's population should be recognized as consisting of three distinct groups: residents (including property owners and renters), non-resident property owners, and visitors/tourists. It should be noted that the census data contained in this section only applies to the

resident population, which is defined by the Census Bureau as “those persons usually resident in that particular area (where they live and sleep most of the time).”

3.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

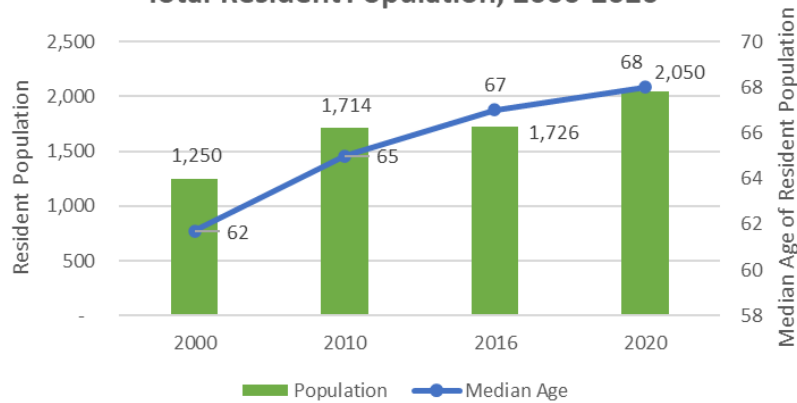
Overall Population Analysis

The resident population of the Town, based on the U.S. Decennial Census, ~~American Community Survey Five-Year Estimate 2012-2016~~ was at ~~1,726~~ 2,050 in ~~2016~~ 2020. This is an increase of ~~476~~ 336 residents, or ~~16.39~~ percent, from the ~~2000~~ 2010 census resident population total. ~~However~~ While the resident population of Charleston County as a whole has continued to grow dramatically since 2010, the Town's residential population growth has ~~essentially leveled off~~ followed suit. For Charleston County, the population grew from ~~351,023~~ 350,998 residents in 2010 to ~~396,570~~ 409,418 residents in ~~2016~~ 2020, an increase of ~~42.9~~ 16.64 percent. Over the same timeframe, the Town's population grew from 1,714 residents to ~~1,726~~ 2,050 residents, an increase of ~~only 0.7~~ 19.6 percent. Figure 3.1 shows the Town's resident population growth from ~~1990~~ 2000 to ~~2016~~ 2020 and includes the increase in median age (discussed in further detail later in this chapter).

This trend of ~~slow~~ steady population growth is projected to continue according to the Town of Seabrook Island Community Profile. The projections for the years ~~2018~~ 2023 and ~~2023~~ 2028, as shown in Figure 3.2, are derived from current events and past trends. While the general rule of thumb is that the smaller an area, the more difficult it is to provide accurate population projections, there are two important characteristics related to the Town's resident population that support a slow future growth projection. First, according to Town records there are only about ~~380~~ 217 remaining vacant residential lots available, some of which are unlikely to ever be developed. Second, ~~since 2020~~ the Town is averaging only about ~~24~~ 31 new construction building permits per year (BCDCOG Construction Quarterly).

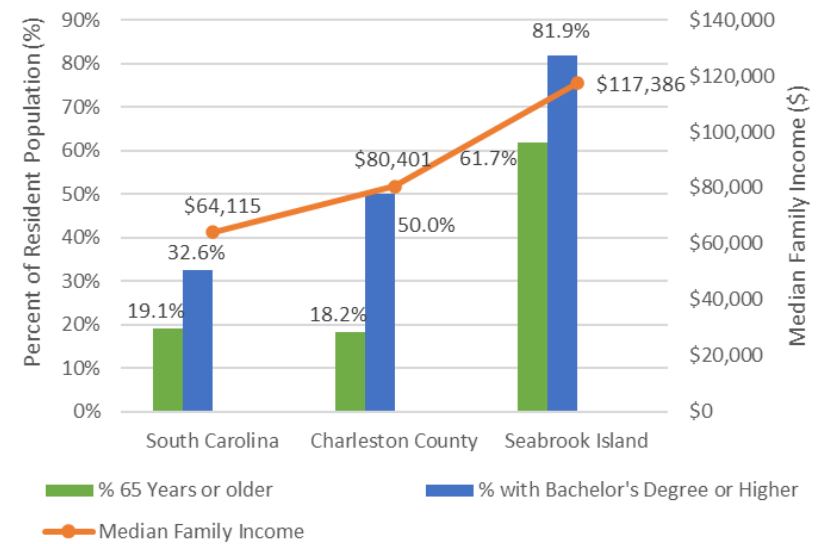


Figure 3.1
Total Resident Population, 2000-2020



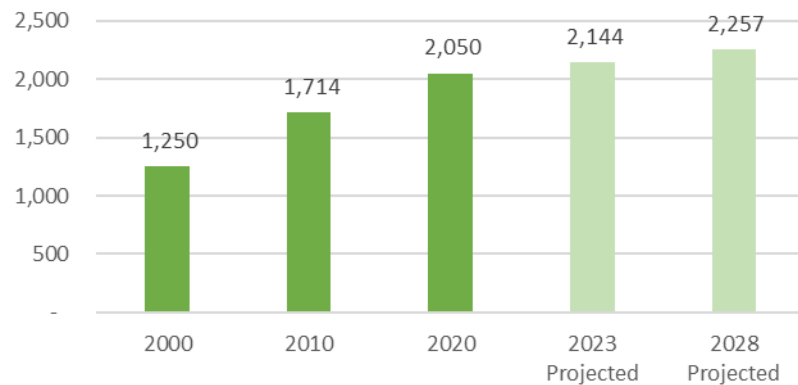
Source: U.S. Census Bureau, Decennial Census 2000, 2010, 2020, American Community Survey Five-Year Estimate, 2016

Figure 3.3
Resident Population Characteristics, 2022



Source: American Community Survey Five-Year Estimate, 2022.

Figure 3.2
Total Resident Population, 2000 - 2028



Source: U.S. Census Bureau, 2000, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

Thus, the Town exhibits resident population characteristics more indicative of communities such as Kiawah Island, than of the countywide or statewide population. Further evidence of this is demonstrated in a comparison of the Town, Charleston County, and the State of South Carolina with respect to three distinct demographic variables: percentage of residents over the age of 65, percentage of residents with at least a bachelor’s degree, and the resident population median family income (Figure 3.3).

Population Trends by Age Groups

While an examination of overall population is insightful in determining “big picture” community needs such as a utility expansion or road widening, a look at the trends of specific age



groups can help identify more concise needs such as the specific types of parks or community facilities that would best serve a future population. For the Town of Seabrook Island, two important age groups to analyze are “population under 25” and “population 55 and older”.

In comparing Charleston County as a whole to Seabrook Island, the percentage of the overall population that these two age groups represent contrasts markedly. In ~~2010~~ 2022, the “under 25” age group made up ~~33~~ 29.3 percent of Charleston County’s overall population, but only ~~6.3~~ 0.7 percent of Seabrook Island’s, while the “55 and over” age group made up ~~24.9~~ 27.5 percent of Charleston County’s overall population yet represented ~~77.3~~ 92.8 percent of the overall Seabrook Island population (Figure 3.4).

From ~~2000~~ 2010 to ~~2010~~ 2020, the Town’s “under 25” age group population ~~grew~~ ~~shrank~~ from ~~76~~ 163 to ~~409~~ 105, a decrease of over 35 percent. However, projections for ~~2018~~ 2023 and ~~2023~~ 2028 show that this ~~growth~~ ~~decrease~~ is not expected to continue (Figure 3.5), and in fact this age group is expected to experience a slight ~~decrease~~ ~~increase~~. Such small resident populations for these age groups provide little incentive for the establishment of a pre-school or traditional K-12 school on Seabrook Island. However, non-resident and visitor/tourist populations likely greatly increase these age group populations, especially over the summer months, and this should be taken into consideration with regard to amenities or community facility improvements. For example, should existing bicycle and pedestrian pathways, or access to recreational activities such as swimming and horseback riding, be revised to better accommodate young children and teenagers?

The recent and projected population change for the “55 and over” age group is more significant than that of the “under 25” age group. From ~~2000~~ 2010 to ~~2010~~ 2020, the Town’s “55 and over” age group grew from ~~864~~ 1,357 to ~~4,325~~ 1,730, an increase of over ~~53~~ 27 percent.

Figure 3.4

Age Group Comparison, 2022

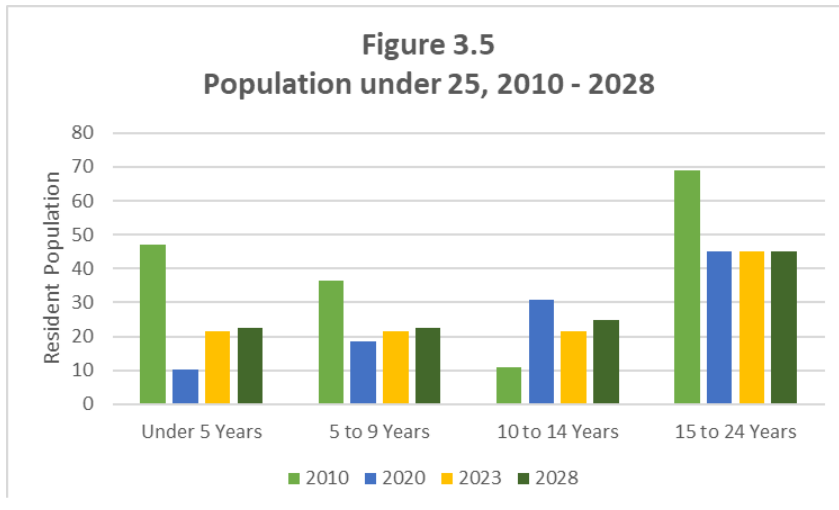
Age Group	Charleston County		Seabrook Island	
	Number	Percent	Number	Percent
Under 5 Years	5,014	3.3	0	0
5 to 9 Years	8,217	5.3	0	0
10 to 14 Years	7,663	5.0	0	0
15 to 19 Years	9,358	6.1	10	0.5
20 to 24 Years	14,798	9.6	5	0.2
Total	45,050	29.3	15	0.7
55 to 59 Years	7,652	5.0	87	4.2
60 to 64 Years	9,841	6.4	210	10.2
65 to 69 Years	7,670	5.0	404	19.6
70 to 74 Years	7,437	4.8	392	19
75 to 79 Years	3,882	2.5	407	19.7
80 to 84 Years	3,454	2.2	289	14
85 Years and over	2,458	1.6	125	6.1
Total	42,394	27.5	1,914	92.8

Source: US Census Bureau, 2022

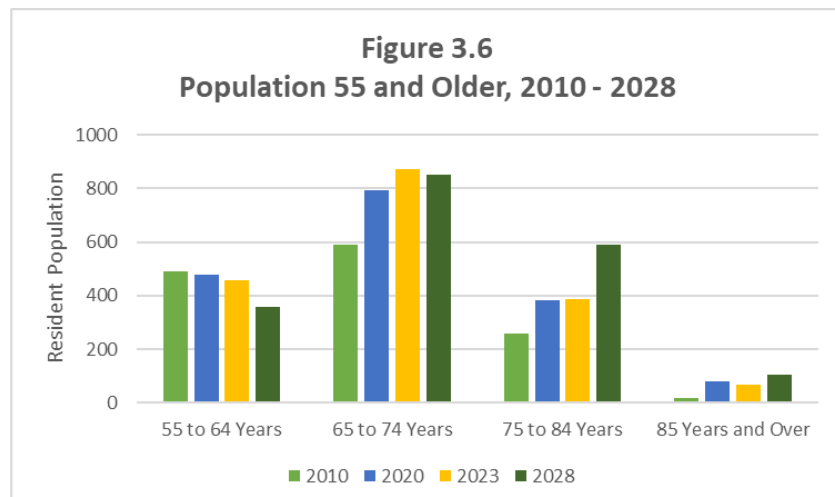
More importantly, this age group is projected to continue to grow to ~~1694~~ 1,786 seniors by the year 2023 (Figure 3.6). Based on these projections, the Town’s median age of ~~62~~ 65 in the year ~~2000~~ 2010, and ~~65~~ 68 in the year ~~2010~~ 2020 (Figure 3.1), will ~~increase~~ ~~stay~~ at ~~66.8~~ 68 in ~~2018~~ 2023, and ~~increase~~ ~~to~~ ~~68.7~~ 70 in ~~2023~~ 2028.

In addition to the Town’s increase in median age over time, also known as an “aging population”, Americans in general are living longer. According to the Center for Disease Control’s National Center for Health Statistics, in ~~2018~~ 2022 the average life expectancy for Americans is ~~78.7~~ 77.5 years. Questions regarding the impact of an aging population are wide-ranging and include:

- Have citizens properly planned for retirement?



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

- Should housing be closer to service nodes and health care facilities?
- Should building codes be updated to reflect an aging population (for example, codes addressing handrails, ramps and street-level entrances)?
- Will there be a change in demand for goods and services?
- What are the associated changing costs to infrastructure as technology and commuter patterns adjust?
- Will there be an increase in sole person households, and what are the ramifications?

The Town should identify the potential community needs of its aging population and formulate strategies that can be implemented locally to address them. While some of the strategies could be directly addressed through local government action, others may require a broader community effort.

Commuter-Adjusted Population

A final component of population not yet discussed is the commuter-adjusted population. The concept of the commuter-adjusted population, also known as the “daytime population”, refers to the number of people who are present in an area during typical business hours. This ~~is in contrast to~~ ~~contrasts with~~ the “resident population”, which refers to people who reside in a given area and are typically present during the evening and nighttime hours. The daytime population is calculated based on commuting data (“Journey to Work”) collected by the Census Bureau, and therefore only reflects the daily influx and outflow of workers. According to the Town’s community profile, the ~~2018~~ ~~2023~~ daytime population is ~~2,072~~ ~~2,408~~ people of which ~~1,250~~ ~~1,508~~ are residents who do not commute off the island during typical business hours, and the remaining ~~822~~ ~~900~~ people make up the net influx of workers who commute onto the island during typical business hours. These ~~822~~ ~~900~~ daily workers are in addition to the Town population represented by residents, non-resident property owners, and visitors/tourists.



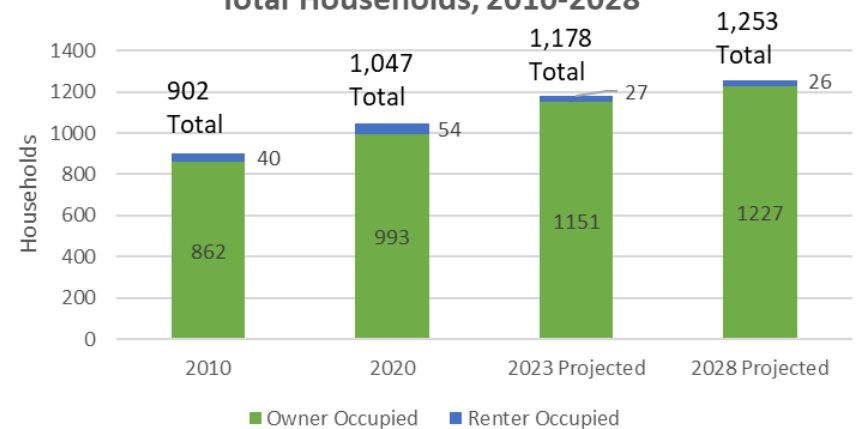
Households

The Census Bureau defines a *housing unit* as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, intended for occupancy) as separate living quarters”. *Households* are a subset of housing units and represent all occupied housing units. An analysis of Households, household sizes and family households are included in this Population Element, while an examination of housing units including location, type, age, condition, occupancy and affordability are included in the Housing Element (Chapter 8).

From 2010 to 2020, the total number of households increased from 902 to 1,047 or 16 percent. This increase in the number of Households is projected to continue, however at a much slower rate, through 2023 2028: where 257 145 additional Households were added over the ten-year period from 2000 2010 to 2040 2020, only 135 206 additional Households are projected to be added for the thirteen eight-year period from 2040 2020 to 2023 2028 (Figure 3.7). The percentage of Households that are owner-occupied as opposed to renter-occupied ~~remains consistent~~ increases from ~~at~~ about 99 95 percent in 2000 2010, ~~as well as in the 2018 and 2023 projections~~ to almost 98 percent in the 2023 and 2028 projections. It is important to note that the renter-occupied Households being referenced here represent the long-term renter apportionment of the resident population reported by the Census Bureau and should not be confused with the short-term renters that make up the visitor/tourist population and are not reported by the Census Bureau.

Not all Households contain families. As defined by the Census Bureau, family Households “consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people”. Of the 660 902 Households in the Town in 2000 2010, 466 862, or 74 96 percent, were family households. Similarly, of the 947 1,047 households in the Town in 2040 2020, 647 993, or 74 95 percent were family households. As might be expected in a community where only 5.1 percent of the 2020 population was under the age of 25,

Figure 3.7
Total Households, 2010-2028



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

average household size and average family size were relatively small at 1.73 person and 2.09 persons, respectively.

Projections for 2023 2028 show little change in the Town’s household size and family size; however, these numbers are somewhat lower than the South Carolina average of 2.53 2.47 persons per household and 3.02 3.01 persons per family. Percent change in the Town’s household data from 2000 2010 to 2040 2020 is shown in Figure 3.8.

Educational Attainment

The resident population of the Town is more educated than both Charleston County and the State of South Carolina as a whole. Of the 25 years and older population, 98 100 percent of Town residents have a high school diploma. This is 42 seven percentage points and nine percentage points higher than the same age group in the overall county and state populations, respectively.



Figure 3.8
Households by Relationship and Type, 2010 - 2020

	2010	2020	% Change
Households by Relationship			
Total population	1,816	1,810	0%
In households	1,816	1,810	0%
Householder	902	1,047	16%
Spouse	680	670	-1%
Child	144	69	-52%
Other relatives	63	14	-78%
Nonrelatives	27	0	-100%
In group quarters (noninstitutionalized)	0	0	0%
Households by Type			
Total households	902	1,047	16%
Family households (families)	707	688	-3%
Married-couple family	679	681	0%
Male householder, no spouse present	10	7	-30%
Female householder, no spouse present	18	0	-100%
Nonfamily households	195	359	84%
Householder living alone	169	349	107%
Householder 65 years and older	97	209	115%
Households by Age Group and Size			
Average household size	2.01	1.73	-14%
Average family size	2.25	2.09	-7%

Source: US Census Bureau 2010, 2020

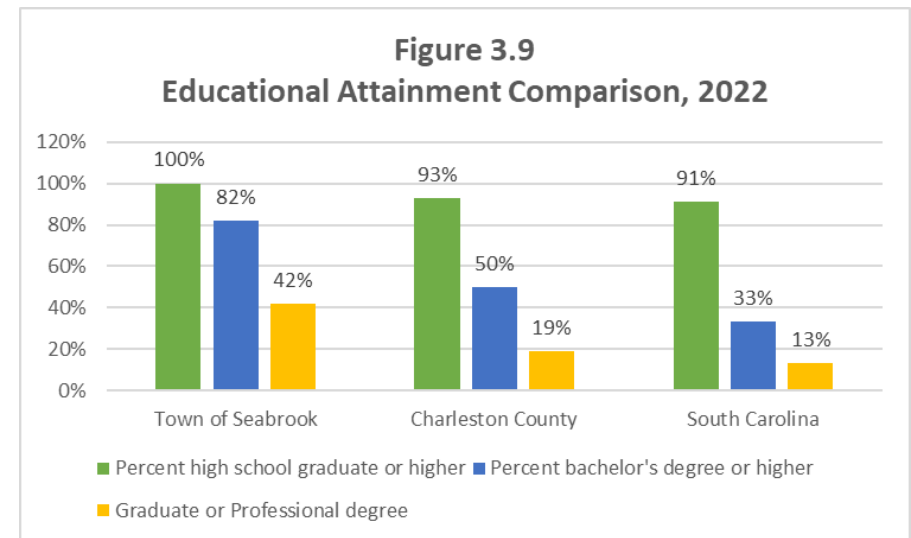
The disparity in educational attainment becomes more pronounced regarding postsecondary education. While **74 82** percent of the Town's 25 and older population has a bachelor's degree, and **35 42** percent have a graduate or professional degree, statewide in this age group, only **27 33** percent have a bachelor's degree and **40 13** percent have a graduate or professional degree (Figure 3.9).

Gross Income

The median reported annual gross income for the Town in **2016 2022** was **\$95,144 \$117,386**, almost double the South Carolina median gross income of **\$46,898 \$64,115** (Figure 3.10). The Town's median Household

gross income has grown over **21** percent from **\$96,667** in **2010** to **\$117,386** in **2022**. From **2020** to **2028**, the Town's median Household income is projected to grow an additional **88** percent, to **\$188,767** (Figure 3.11).

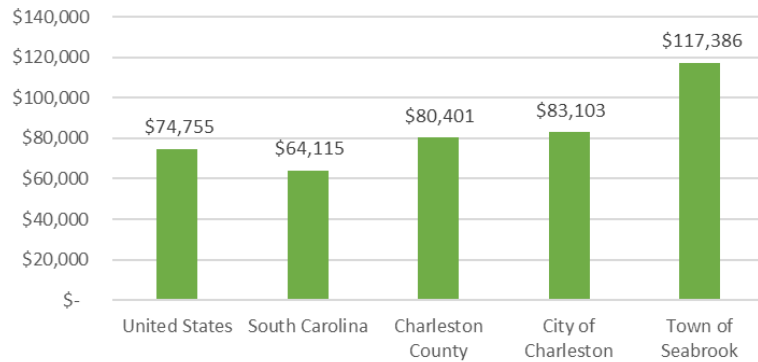
As would be expected, a larger percentage of the Town's population collects social security and a retirement income than does the State of South Carolina as a whole. According to the 2022 American Community Survey Five-Year Estimate, more than 32 percent of Town residents have received social security income, as compared to about 17 percent for the entire state. Likewise, over 33 percent of the Town's population has collected retirement income, more than double the 13 percent of South Carolinians overall who receive retirement income.



Source: American Community Survey Five-Year Estimate, 2022

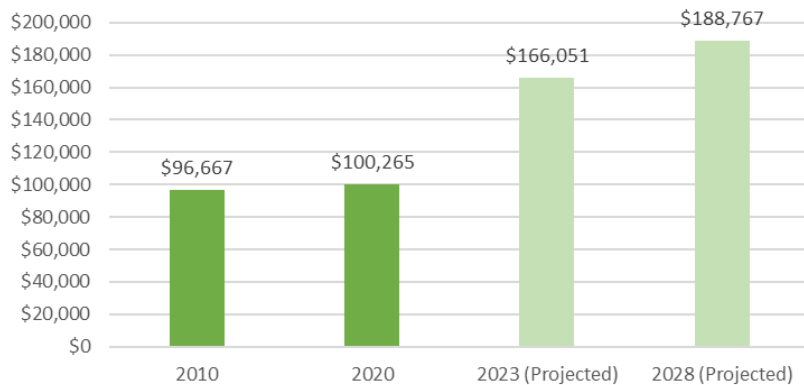


Figure 3.10
Median Household Income Comparison, 2022



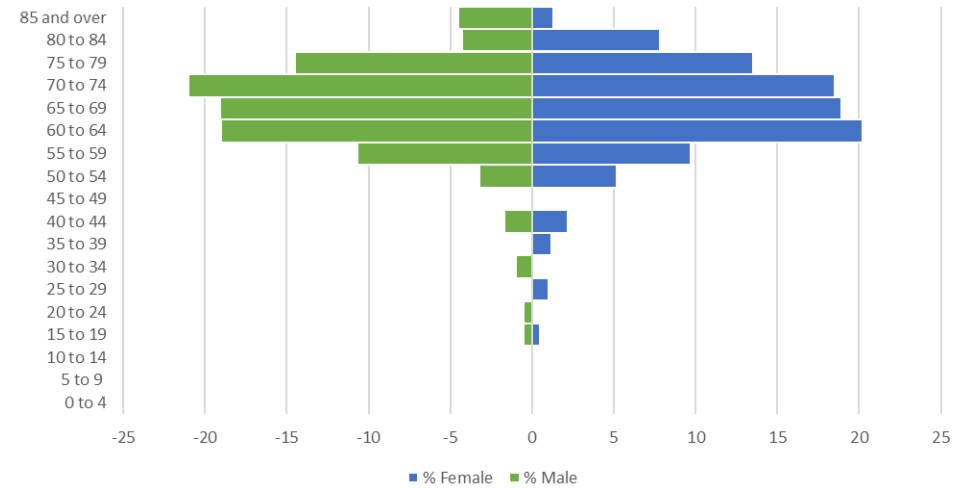
Source: American Community Survey Five-Year Estimate, 2022

Figure 3.11
Median Household Income, 2010 - 2028



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Community Profile.

Figure 3.12
Population Pyramid, 2022



Source: American Community Survey Five-Year Estimate, 2022

Gender and Race

The ~~2010~~ 2022 population pyramid in Figure 3.12 shows at a glance how evenly split the Town’s population is with respect to age and gender. Approximately ~~51.4~~ 50.5 percent of the population is female. This population breakdown by gender is consistent with Charleston County (~~51.5~~ 51.4 percent female) and the state of South Carolina as a whole (51.2 percent female).

With regard to race, the Town’s population is much more racially homogenous than both Charleston County and the state of South Carolina. While the Town is approximately 97 percent white, ~~2~~ 0.4 percent black, and the remaining ~~4~~ 2.6 percent other races, Charleston County is approximately ~~65~~ 70 percent white, ~~31~~ 24 percent black, and 6 percent other races, and the state of South Carolina is approximately ~~66~~ 67 white, ~~28~~ 27 percent black and 6 percent other races.



3.3: POPULATION ELEMENT GOAL

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

Population Element Needs

- The non-resident population fluctuates dramatically on a seasonal basis creating the need for different facilities and services;
- The resident population tends to be older, more affluent, and better educated than national, state, and local averages, thus creating the need for different services and facilities than seen in other communities; and
- There is a need to improve the communication capabilities of the Town regarding the distribution of both general information and timely emergency information to non-resident property owners, as well as the many visitors to the island.

3.4: POPULATION ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the vision and goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. **Continue to** provide residents, non-resident property owners, and visitors with a safe and secure environment and high-quality community facilities.
2. **Continue to** develop more accurate data on property owner and visitor populations in order to assess and project the need for community services and facilities.
3. **Continue to** develop strategies that identify and respond to changes in population trends that result in a change in population needs and desires.
4. **Continue to** enhance the ability to identify and engage non-property owners living on the island, and property owners who do not live on the island.
5. **Continue to** address issues of aging population.
6. **Continue to** develop processes to more efficiently disseminate both general and emergency information from the Town to its visitors and non-resident property owners.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

The following legend applies to the entirety of the draft document.

Legend

Text highlighted Yellow

Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data



POPULATION ELEMENT

Element Goal

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

3.1: OVERVIEW

The Population Element provides a basic picture of the population characteristics of the Town. This element examines historic trends and projections of the population, household numbers and sizes, educational levels, income characteristics, gender, and racial composition. The majority of the data contained in the Population Element has been extracted from the U.S. Bureau of Census 2000, 2010, and 2020, and the American Community Survey Five-Year Estimates. For 2023 and 2028 projections, an additional data source used is the Town of Seabrook Island Community Profile. This report was generated in February 2024, using the ESRI's ArcGIS Business Analyst tool, a mapping and spatial analytics software package that utilizes the same U.S. Census Bureau and American Community Survey base referenced above.

The Town's population characteristics differ from many other communities in that the majority of the property owners in the Town do not live there full-time, and a large portion of the housing is likely used as vacation homes or vacation rentals. With such a large number of available homes to accommodate guests, the Town experiences a large, seasonal tourist influx. Therefore, the Town's population should be recognized as consisting of three distinct groups: residents (including property owners and renters), non-resident property owners, and visitors/tourists. It should be noted that the census data contained in this section only applies to the

resident population, which is defined by the Census Bureau as "those persons usually resident in that particular area (where they live and sleep most of the time)."

3.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

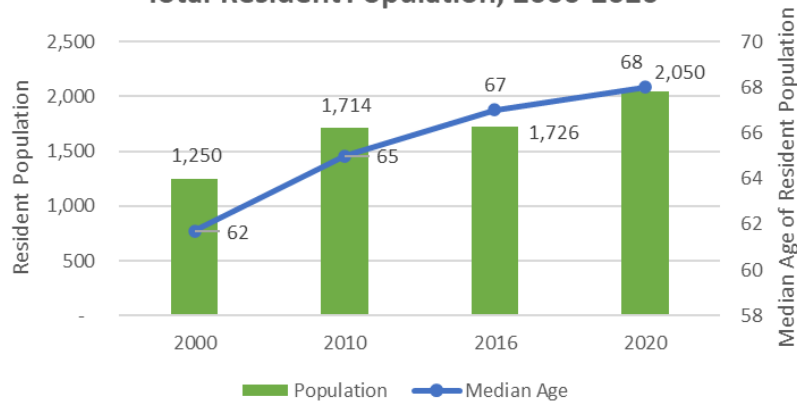
Overall Population Analysis

The resident population of the Town, based on the U.S. Decennial Census, was at 2,050 in 2020. This is an increase of 336 residents, or 16.39 percent, from the 2010 census resident population total. While the resident population of Charleston County as a whole has continued to grow dramatically since 2010, the Town's residential population growth has followed suit. For Charleston County, the population grew from 350,998 residents in 2010 to 409,418 residents in 2020, an increase of 16.64 percent. Over the same timeframe, the Town's population grew from 1,714 residents to 2,050 residents, an increase of 19.6 percent. Figure 3.1 shows the Town's resident population growth from 2000 to 2020 and includes the increase in median age (discussed in further detail later in this chapter).

This trend of steady population growth is projected to continue according to the Town of Seabrook Island Community Profile. The projections for the years 2023 and 2028, as shown in Figure 3.2, are derived from current events and past trends. While the general rule of thumb is that the smaller an area, the more difficult it is to provide accurate population projections, there are two important characteristics related to the Town's resident population that support a slow future growth projection. First, according to Town records there are only about 217 remaining vacant residential lots available, some of which are unlikely to ever be developed. Second, since 2020 the Town is averaging only about 31 new construction building permits per year (BCDCOG Construction Quarterly).

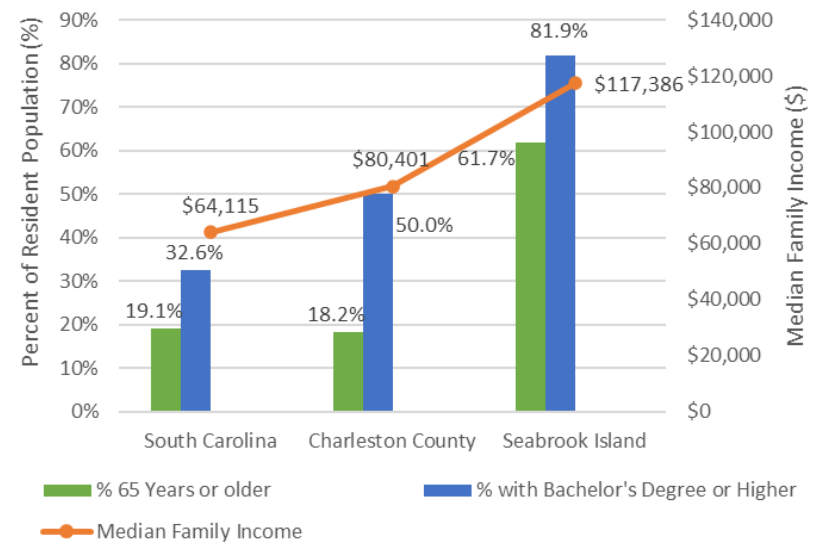


Figure 3.1
Total Resident Population, 2000-2020



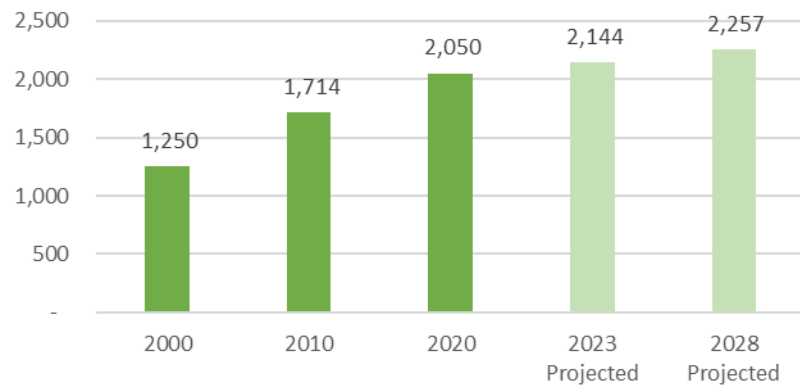
Source: U.S. Census Bureau, Decennial Census 2000, 2010, 2020, American Community Survey Five-Year Estimate, 2016

Figure 3.3
Resident Population Characteristics, 2022



Source: American Community Survey Five-Year Estimate, 2022.

Figure 3.2
Total Resident Population, 2000 - 2028



Source: U.S. Census Bureau, 2000, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

Thus, the Town exhibits resident population characteristics more indicative of communities such as Kiawah Island, than of the countywide or statewide population. Further evidence of this is demonstrated in a comparison of the Town, Charleston County, and the State of South Carolina with respect to three distinct demographic variables: percentage of residents over the age of 65, percentage of residents with at least a bachelor’s degree, and the resident population median family income (Figure 3.3).

Population Trends by Age Groups

While an examination of overall population is insightful in determining “big picture” community needs such as a utility expansion or road widening, a look at the trends of specific age



groups can help identify more concise needs such as the specific types of parks or community facilities that would best serve a future population. For the Town of Seabrook Island, two important age groups to analyze are “population under 25” and “population 55 and older”.

In comparing Charleston County as a whole to Seabrook Island, the percentage of the overall population that these two age groups represent contrasts markedly. In 2022, the “under 25” age group made up 29.3 percent of Charleston County’s overall population, but only 0.7 percent of Seabrook Island’s, while the “55 and over” age group made up 27.5 percent of Charleston County’s overall population yet represented 92.8 percent of the overall Seabrook Island population (Figure 3.4).

From 2010 to 2020, the Town’s “under 25” age group population shrank from 163 to 105, a decrease of over 35 percent. However, projections for 2023 and 2028 show that this decrease is not expected to continue (Figure 3.5), and in fact this age group is expected to experience a slight increase. Such small resident populations for these age groups provide little incentive for the establishment of a pre-school or traditional K-12 school on Seabrook Island. However, non-resident and visitor/tourist populations likely greatly increase these age group populations, especially over the summer months, and this should be taken into consideration with regard to future amenities or community facility improvements. For example, should existing bicycle and pedestrian pathways, or access to recreational activities such as swimming and horseback riding, be revised to better accommodate young children and teenagers?

The recent and projected population change for the “55 and over” age group is more significant than that of the “under 25” age group. From 2010 to 2020, the Town’s “55 and over” age group grew from 1,357 to 1,730, an increase of over 27 percent. More importantly,

Figure 3.4

Age Group Comparison, 2022

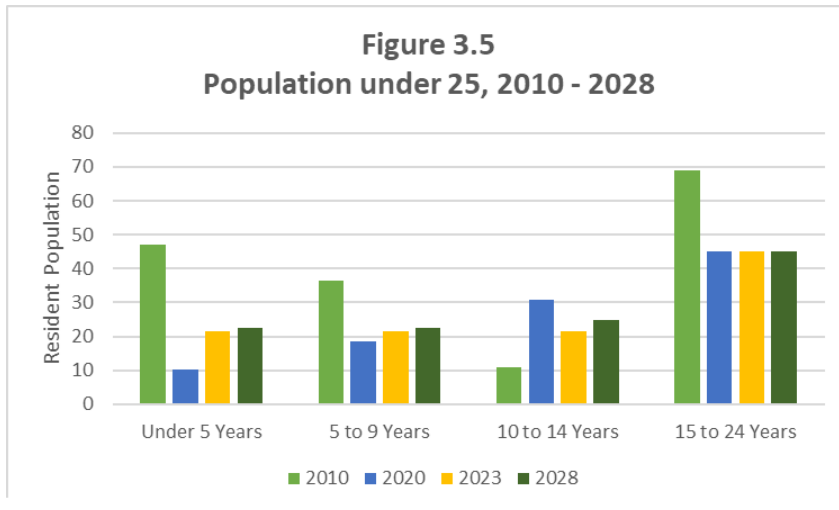
Age Group	Charleston County		Seabrook Island	
	Number	Percent	Number	Percent
Under 5 Years	5,014	3.3	0	0
5 to 9 Years	8,217	5.3	0	0
10 to 14 Years	7,663	5.0	0	0
15 to 19 Years	9,358	6.1	10	0.5
20 to 24 Years	14,798	9.6	5	0.2
Total	45,050	29.3	15	0.7
55 to 59 Years	7,652	5.0	87	4.2
60 to 64 Years	9,841	6.4	210	10.2
65 to 69 Years	7,670	5.0	404	19.6
70 to 74 Years	7,437	4.8	392	19
75 to 79 Years	3,882	2.5	407	19.7
80 to 84 Years	3,454	2.2	289	14
85 Years and over	2,458	1.6	125	6.1
Total	42,394	27.5	1,914	92.8

Source: US Census Bureau, 2022

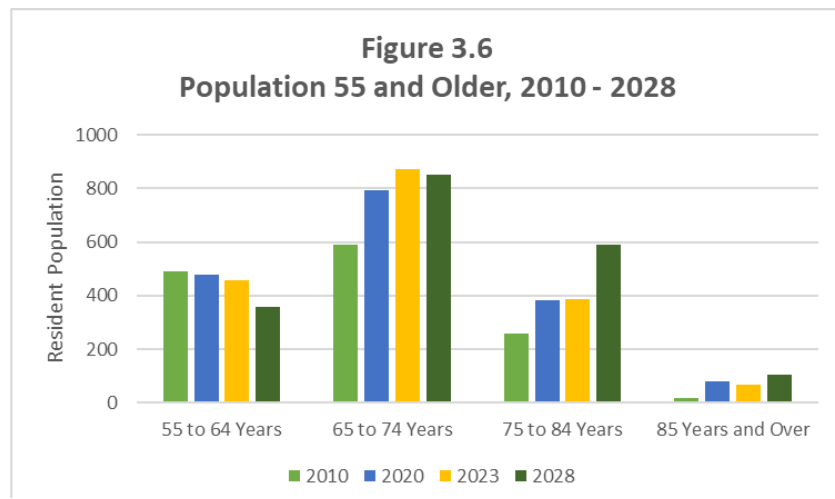
this age group is projected to continue to grow to 1,786 seniors by the year 2023 (Figure 3.6). Based on these projections, the Town’s median age of 65 in the year 2010, and 68 in the year 2020 (Figure 3.1), will stay at 68 in 2023, and increase to 70 in 2028.

In addition to the Town’s increase in median age over time, also known as an “aging population”, Americans in general are living longer. According to the Center for Disease Control’s National Center for Health Statistics, in 2022 the average life expectancy for Americans is 77.5 years. Questions regarding the impact of an aging population are wide-ranging and include:

- Have citizens properly planned for retirement?



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

- Should housing be closer to service nodes and health care facilities?
- Should building codes be updated to reflect an aging population (for example, codes addressing handrails, ramps and street-level entrances)?
- Will there be a change in demand for goods and services?
- What are the associated changing costs to infrastructure as technology and commuter patterns adjust?
- Will there be an increase in sole person households, and what are the ramifications?

The Town should identify the potential community needs of its aging population and formulate strategies that can be implemented locally to address them. While some of the strategies could be directly addressed through local government action, others may require a broader community effort.

Commuter-Adjusted Population

A final component of population not yet discussed is the commuter-adjusted population. The concept of the commuter-adjusted population, also known as the “daytime population”, refers to the number of people who are present in an area during typical business hours. This contrasts with the “resident population”, which refers to people who reside in a given area and are typically present during the evening and nighttime hours. The daytime population is calculated based on commuting data (“Journey to Work”) collected by the Census Bureau, and therefore only reflects the daily influx and outflow of workers. According to the Town’s community profile, the 2023 daytime population is 2,408 people of which 1,508 are residents who do not commute off the island during typical business hours, and the remaining 900 people make up the net influx of workers who commute onto the island during typical business hours. These 900 daily workers are in addition to the Town population represented by residents, non-resident property owners, and visitors/tourists.



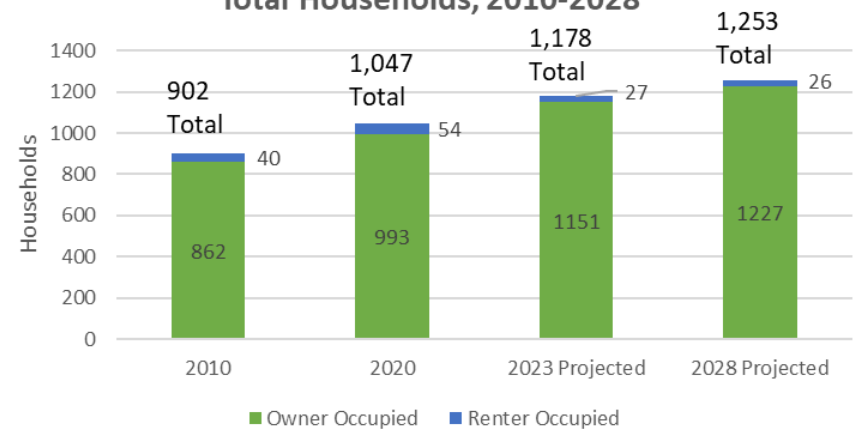
Households

The Census Bureau defines a *housing unit* as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, intended for occupancy) as separate living quarters”. *Households* are a subset of housing units and represent all occupied housing units. An analysis of Households, household sizes and family households are included in this Population Element, while an examination of housing units including location, type, age, condition, occupancy and affordability are included in the Housing Element (Chapter 8).

From 2010 to 2020, the total number of households increased from 902 to 1,047 or 16 percent. This increase in the number of Households is projected to continue, however at a much slower rate, through 2028: where 145 additional Households were added over the ten-year period from 2010 to 2020, only 206 additional Households are projected to be added for the eight-year period from 2020 to 2028 (Figure 3.7). The percentage of Households that are owner-occupied as opposed to renter-occupied increases from about 95 percent in 2010, to almost 98 percent in the 2023 and 2028 projections. It is important to note that the renter-occupied Households being referenced here represent the long-term renter apportionment of the resident population reported by the Census Bureau and should not be confused with the short-term renters that make up the visitor/tourist population and are not reported by the Census Bureau.

Not all Households contain families. As defined by the Census Bureau, family Households “consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people”. Of the 902 Households in the Town in 2010, 862, or 96 percent, were family households. Similarly, of the 1,047 households in the Town in 2020, 993, or 95 percent were family households. As might be expected in a community where only 5.1 percent of the 2020 population was under the age of 25, average household size and average family size were relatively small at 1.73 persons and 2.09 persons, respectively.

Figure 3.7
Total Households, 2010-2028



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Island Community Profile (February 15, 2024).

Projections for 2028 show little change in the Town’s household size and family size; however, these numbers are somewhat lower than the South Carolina average of 2.47 persons per household and 3.01 persons per family. Percent change in the Town’s household data from 2010 to 2020 is shown in Figure 3.8.

Educational Attainment

The resident population of the Town is more educated than both Charleston County and the State of South Carolina as a whole. Of the 25 years and older population, 100 percent of Town residents have a high school diploma. This is seven percentage points and nine percentage points higher than the same age group in the overall county and state populations, respectively.



Figure 3.8
Households by Relationship and Type, 2010 - 2020

	2010	2020	% Change
Households by Relationship			
Total population	1,816	1,810	0%
In households	1,816	1,810	0%
Householder	902	1,047	16%
Spouse	680	670	-1%
Child	144	69	-52%
Other relatives	63	14	-78%
Nonrelatives	27	0	-100%
In group quarters (noninstitutionalized)	0	0	0%
Households by Type			
Total households	902	1,047	16%
Family households (families)	707	688	-3%
Married-couple family	679	681	0%
Male householder, no spouse present	10	7	-30%
Female householder, no spouse present	18	0	-100%
Nonfamily households	195	359	84%
Householder living alone	169	349	107%
Householder 65 years and older	97	209	115%
Households by Age Group and Size			
Average household size	2.01	1.73	-14%
Average family size	2.25	2.09	-7%

Source: US Census Bureau 2010, 2020

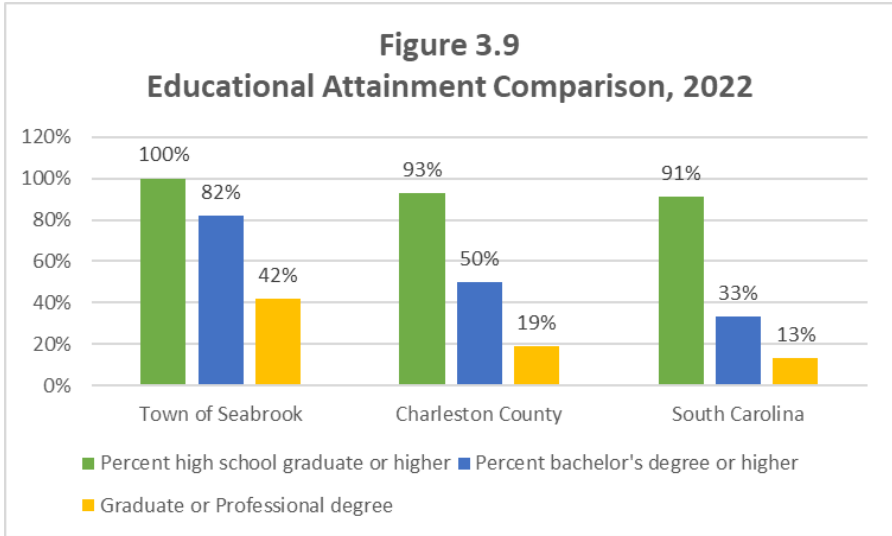
The disparity in educational attainment becomes more pronounced regarding postsecondary education. While 82 percent of the Town’s 25 and older population has a bachelor’s degree, and 42 percent have a graduate or professional degree, statewide in this age group, only 33 percent have a bachelor’s degree and 13 percent have a graduate or professional degree (Figure 3.9).

Gross Income

The median reported annual gross income for the Town in 2022 was \$117,386, almost double the South Carolina median gross income of \$64,115 (Figure 3.10). The Town’s median Household

gross income has grown over 21 percent from \$96,667 in 2010 to \$117,386 in 2022. From 2020 to 2028, the Town’s median Household income is projected to grow an additional 88 percent, to \$188,767 (Figure 3.11).

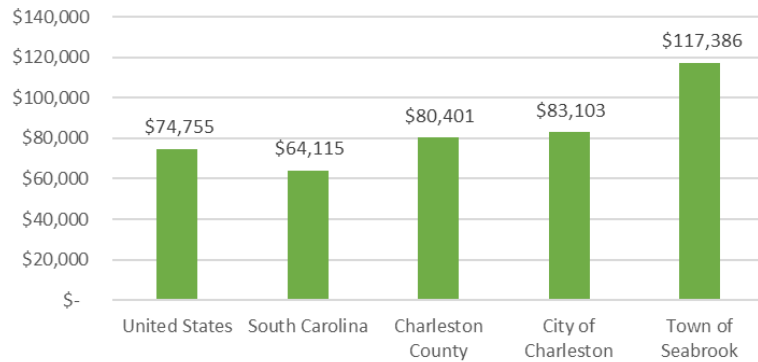
As would be expected, a larger percentage of the Town’s population collects social security and a retirement income than does the State of South Carolina as a whole. According to the 2022 American Community Survey Five-Year Estimate, more than 32 percent of Town residents have received social security income, as compared to about 17 percent for the entire state. Likewise, over 33 percent of the Town’s population has collected retirement income, more than double the 13 percent of South Carolinians overall who receive retirement income.



Source: American Community Survey Five-Year Estimate, 2022

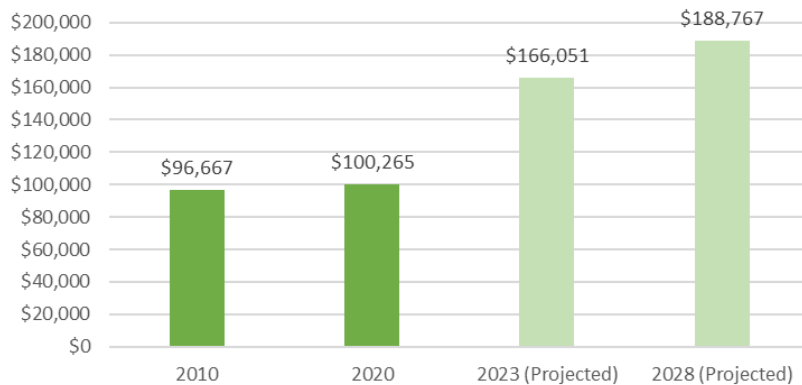


Figure 3.10
Median Household Income Comparison, 2022



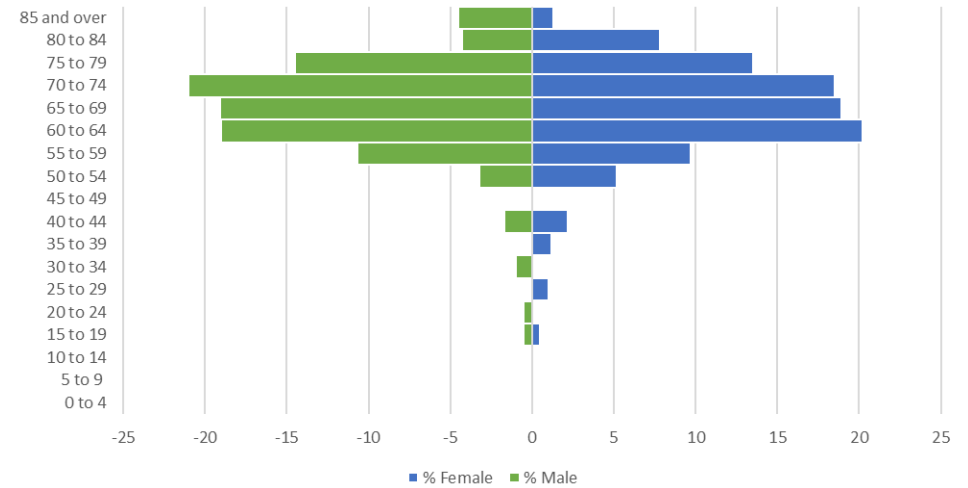
Source: American Community Survey Five-Year Estimate, 2022

Figure 3.11
Median Household Income, 2010 - 2028



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028, extracted from the Town of Seabrook Community Profile.

Figure 3.12
Population Pyramid, 2022



Source: American Community Survey Five-Year Estimate, 2022

Gender and Race

The 2022 population pyramid in Figure 3.12 shows at a glance how evenly split the Town’s population is with respect to age and gender. Approximately 50.5 percent of the population is female. This population breakdown by gender is consistent with Charleston County (51.4 percent female) and the state of South Carolina as a whole (51.2 percent female).

With regard to race, the Town’s population is much more racially homogenous than both Charleston County and the state of South Carolina. While the Town is approximately 97 percent white, 0.4 percent black, and the remaining 2.6 percent other races, Charleston County is approximately 70 percent white, 24 percent black, and 6 percent other races, and the state of South Carolina is approximately 67 white, 27 percent black and 6 percent other races.



3.3: POPULATION ELEMENT GOAL

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

Population Element Needs

- The non-resident population fluctuates dramatically on a seasonal basis creating the need for different facilities and services;
- The resident population tends to be older, more affluent, and better educated than national, state, and local averages, thus creating the need for different services and facilities than seen in other communities; and
- There is a need to improve the communication capabilities of the Town regarding the distribution of both general information and timely emergency information to non-resident property owners, as well as the many visitors to the island.

3.4: POPULATION ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the vision and goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. Continue to provide residents, non-resident property owners, and visitors with a safe and secure environment and high-quality community facilities.
2. Continue to develop more accurate data on property owner and visitor populations in order to assess and project the need for community services and facilities.
3. Continue to develop strategies that identify and respond to changes in population trends that result in a change in population needs and desires.
4. Continue to enhance the ability to identify and engage non-property owners living on the island, and property owners who do not live on the island.
5. Continue to address issues of aging population.
6. Continue to develop processes to more efficiently disseminate both general and emergency information from the Town to its visitors and non-resident property owners.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

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Legend

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Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data

Red Text

New (2024)

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Old (2019)



ECONOMIC DEVELOPMENT ELEMENT

Element Goal

Through the coordination and cooperation of all governing entities, implement strategies that promote the economic vitality and financial stability of Seabrook Island while maintaining its residential character and preserving its natural beauty.

4.1: OVERVIEW

The Economic Development Element considers labor force and labor force characteristics, employment by place of work and residence, and an analysis of the community’s economic base. This section provides an analysis of the Town’s economy and the Town’s impact on Charleston County’s overall economy.

4.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The economic activities associated with the Town of Seabrook Island are not only linked to the overall regional economy, they are also closely associated with the economic vitality of the Seabrook Island Property Owners Association (SIPOA), the Seabrook Island Club (SIC), and the Seabrook Island Utility Commission (SIUC). While each of these three Seabrook Island entities maintain revenue streams and incur costs that are exclusive of the Town, the overall economic success of the community is very much dependent upon the individual financial viability of all four entities. This relationship and financial dependence is recognized by each of the entities. For example, new Seabrook Island property owners become members, and are subject to the rules and regulations of the SIPOA, including the requirement that they also become

members of SIC for a specific period of time. The dues associated with this requirement represent an important revenue stream for SIC. Similarly, one routine action identified in SIPOA’s Comprehensive Plan is to “continue to look for opportunities to reduce cost and redundancy with the Town and SIC by sharing operations.”

Unless specifically noted, all references made to Seabrook Island’s “economy” and the island’s economic development as a whole, is inclusive of each of the four entities. Data included in the above referenced Economic Impact Study, as well as a review of the Town of Seabrook Island’s financial documents, U.S. Census data, real estate sales data, financial data provided by the SIPOA, and other various sources, are used to provide the background and inventory, as well as identify the needs and develop the strategies for this Economic Development Element.

Real Estate Sales

The Charleston Trident Association of Realtors (CTAR) provides monthly and annual regional and local real estate market reports for the Charleston Region. The most recent annual report is the **2017 2023 Annual Report on the Charleston Area Housing Market**. The CTAR report makes some general observations with regard to the Charleston regional housing market as a whole, including an increase in average home prices and a **increase decrease** in pending sales

Deleted all reference to 2016 Economic Impact Study



as compared to ~~2016~~ 2022. The housing market on Seabrook Island follows this regional trend, as the average sale price of single-family detached homes has increased by ~~3.3~~ 6.6 percent from ~~2016~~ 2022, and the average sale price for townhouse/condos has increased by over ~~27~~ 10 percent from ~~2016~~ 2022. ~~Similarly However,~~ year over year there has been a ~~35 percent increase~~ an average 18 percent decrease in single-family detached home sales, and an average ~~48~~ 15 percent ~~increase~~ decrease in townhouse/condo home sales (Figures 4.1 and 4.2).

As would be expected for the community of Seabrook Island, the ~~2017~~ 2023 average sales price for single-family detached homes exceeds both Johns Island and Charleston County. ~~However Also,~~ while the average sales price for Seabrook Island townhouse/condos is ~~much~~ higher than Johns Island; ~~it is about the same~~ and Charleston County as a whole (Figure 4.3).

Figure 4.1 Single Family Detached Annual Real Estate Metrics, 2020-2023				
	2020	2021	2022	2023
New Listings	134	135	128	123
Closed Sales	153	122	103	84
Median Sales Price	\$729,000	\$850,000	\$1,180,000	\$1,345,000
Average Sales Price	\$898,667	\$963,800	\$1,392,691	\$1,485,234
% of Original List Price Received	93.2%	97.6%	97.4%	96.1%
Days on Market	135	40	17	35

Source: Charleston Trident Association of Realtors, Seabrook Island Local Market Updates 2020-2023

Figure 4.2 Townhouse-Condo Attached Annual Real Estate Metrics, 2020-2023				
	2020	2021	2022	2023
New Listings	109	113	121	108
Closed Sales	131	111	98	80
Median Sales Price	\$310,000	\$480,000	\$631,000	\$600,000
Average Sales Price	\$356,238	\$493,030	\$591,381	\$652,011
% of Original List Price Received	94.7%	99.5%	100.4%	95.6%
Days on Market	118	20	18	36

Source: Charleston Trident Association of Realtors, Seabrook Island Local Market Updates 2020-2023

Figure 4.3 Median and Average Sales Price Comparisons, 2023				
	Single-Family Detached		Townhouse-Condo Attached	
	Median Sales Price	Average Sales Price	Median Sales Price	Average Sales Price
Seabrook Island	\$1,345,000	\$1,485,234	\$600,000	\$652,011
Johns Island	\$617,035	\$751,365	\$390,000	\$501,541
Charleston County	\$617,500	\$889,833	\$405,000	\$530,982

Source: Charleston Trident Association of Realtors, Seabrook Island, Johns Island, and Charleston County Local Market Updates 2023

It is important to note that the comparative real estate data provided in the tables above include existing homes sales and new home sales. New home construction is a primary indicator of growth in a region, and is also directly linked to a region's economy, including the stability of construction sector employment and fluctuations in local government revenue. In ~~2017~~ 2023, new construction represented ~~21.6~~ 28.2 percent of the market share for the Charleston region,



indicating strong growth of the area as a whole. Johns Island, with a new construction market share of ~~46.7~~ 36.2 percent, is one of the fastest growing sub-regions in the Charleston area. Seabrook Island's new construction market share is only ~~5.4~~ 5.4 percent in ~~2017~~ 2023, averaging ~~only 3.8~~ 6.1 percent over the last three years. This means that the vast majority of home sales on Seabrook Island are in the form of resale of existing homes. As discussed in Chapter 8 – Housing Element, there are ~~less than 400~~ about 217 remaining vacant residential properties on Seabrook Island, and a portion of these properties may never be built on. This finite number of buildable lots means the Town's future revenue from new home construction will continue to decrease over time.

Labor Force Characteristics

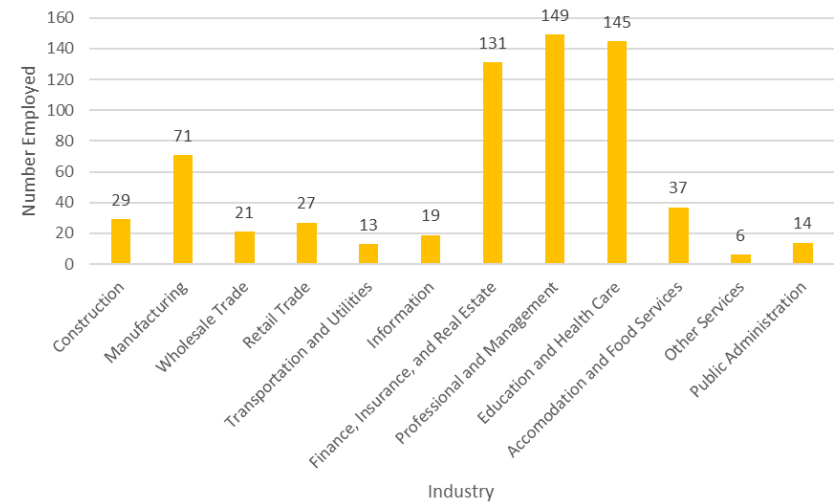
The U.S. Census ~~2013–2017~~ 2022 American Community Survey (ACS) ~~Five-Year Estimates Data Profile~~ is the most recently published data source reflective of the labor characteristics for the Town of Seabrook Island. In ~~2017~~ 2022, ~~523~~ 662 Town residents, 16 years of age and older, were employed in the civilian labor force, of which ~~300~~ 411 were males and ~~223~~ 256 were females. This represents ~~31.6~~ 32 percent of all Town residents 16 years of age and older (~~523~~ 662 out of ~~1,653~~ 2,057 residents). For South Carolina and Charleston County, the percentage of residents, 16 years of age and older, employed in the civilian labor force is ~~55.5~~ 83.9 percent (~~2,181,046~~ 4,294,594 out of ~~3,926,466~~ 5,118,425 residents), and ~~61.5~~ 66.1 percent (~~198,823~~ 230,259 out of ~~317,988~~ 347,934 residents), respectively.

The ~~523~~ 662 Town residents that are employed include those that commute to a job on or off the island, as well as those who “work from home”. According to the 2023 Gallup Report “Remote Work Stable at Higher Rate Post-Pandemic”, although the coronavirus epidemic has subsided, remote work is still more prevalent than it was prior to COVID-19, which closed down numerous workplaces and made employers need their staff to work from home. The majority of American workers, including those whose jobs allow for remote work and those who don't, now report doing so an

average of four days per month. The U.S. Census 2022 American Community Survey (ACS) Five-Year Estimates Data Profile says that of the 662 people in the labor force in the Town, 266, or about 40% work from home.

As shown in Figure 4.4, the Town's labor force is employed in a wide array of industries. However, almost 65 percent of the labor force is concentrated in three industry groups: Education and Healthcare, Professional and Management, and Finance, Insurance, and Real Estate.

Figure 4.4
Civilian Labor Force by Industry, 2022



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates Data Profiles, 2022

Town Finances and Budget

The Town adopts an annual budget each year by ordinance. In addition, the Town's management prepares and submits annual financial statements to an independent auditor, (currently the full-service Certified Public Accounting Firm of Mauldin & Jenkins), for the purpose of receiving an independent opinion on whether the financial statements “present fairly, in all material respects, the



respective financial position of the (Town's) governmental activities."

Each year the Town Administrator prepares a draft budget for the Mayor to review and present to the Town Council. By law, the Town is required to adopt a balanced budget. The draft budget is accompanied by a detailed breakdown of each revenue and expenditure line item. The Town's revenue sources are classified as "unrestricted" and "restricted". The latter of which consist of revenues which are subject to external expenditure restrictions mandated by the State. While municipalities are legally empowered to collect taxes on real and personal property, the Town does not currently levy a property tax millage.

FY 2024 Town Budget – General Fund

The General Fund is the primary operating fund of the Town. As itemized in the adopted FY 2024 Budget, revenues associated with the General Fund are separated into 12 revenue categories. Each General Fund revenue category is listed below, excluding the use of fund balance, along with the percentage of the overall FY 2024 General Fund Budget that it represents.

- Licenses and Permits (45.5%);
- Intergovernmental (18.0%);
- Franchise Fees (11.8%);
- Other Financing Sources (11.6%);
- Investment Income (10.9%);
- Grant Funding (0.9%);
- Sales and User Charges (0.5%);
- Assessments and Surcharges (0.4%);
- Fines and Forfeitures (0.3%);
- Miscellaneous Income (0.1%);
- Sale of Assets (0.0%); and
- Use of Fund Balance (0.0%).

Below is a more detailed description of each revenue category:

Licenses and Permits. This category, which accounts for nearly half of the Town's General Fund revenues, includes receipts from business licenses, building permit fees, and planning and zoning fees. Business licenses make up the single-largest revenue source for the Town. Business license revenues are derived from a tax on the gross income of each business operating within the Town. The majority of business license revenues are collected directly by the Town, while the remainder are collected by the Municipal Association of South Carolina (MASC) and remitted to the Town. The MASC administers three statewide programs on behalf of member municipalities, including the Brokers Tax Collection Program, Insurance Tax Collection Program, and Telecommunications Tax Collection Program. The Town collects zoning permit fees for all activities which are subject to the permitting provisions of the Development Standards Ordinance (DSO). The Town also contracts with the Charleston County Building Inspection Services Department for plan review and inspection services. Under this agreement, all building permit and plan review fees are paid directly to the County. The County retains 90% as a fee for the services provided, while the remaining 10% is remitted to the Town.

Intergovernmental. This category includes revenues that are collected by another unit of government and provided to, or shared with, the Town. The majority of revenues in this category are generated by the Charleston County Local Option Sales Tax (LOST). The countywide LOST program is a 1% sales and use tax which is levied on the gross proceeds of sales within the County. Funds are distributed to municipalities within the County in accordance with a State-mandated formula. Revenue from the State Aid to Subdivisions program comes from the Local Government Fund administered by the State Treasurer's Office and is part of the general fund of the State. The amount appropriated to the Local Government Fund is an amount equal to not less than 4.5% of the State's general fund revenues.



About 83% of the Local Government Fund is distributed to counties, and the remaining 17% is distributed to municipalities based on population. The Intergovernmental category also includes funds from the State Accommodations Tax which are required by law to be credited to the General Fund. Lastly, the Town receives a nominal amount from State for Transportation Network Company (TNC) Local Assessment Fees. These fees are collected from users of rideshare platforms, such as Uber and Lyft. TNC fees are collected by the State and remitted to the various political subdivisions, including the Town.

Franchise Fees. This category includes fees generated by various utility and telecommunications companies operating within the Town. The Town has entered into franchise agreements with Berkeley Electric Cooperative, AT&T U-verse (formerly BellSouth), and Comcast. Each of these agreements require the company to pay a specific percentage of its total annual revenues to the Town for the privilege of operating within the Town limits.

Other Financing Sources. This category is used to account for interfund transfers from other “restricted” funds to the General Fund. These funds are generally used to “reimburse” the General Fund for costs which are incurred by the General Fund, but which may be allocated to other funds. The transfer-in from the Short-Term Rental Permit Fund is used to cover administrative and other costs related to the enforcement of the Town’s Short-Term Rental Ordinance. A transfer from the State Accommodations Tax Fund is used to cover eligible “tourism-related expenditures”, such as advertising, community promotions, and code enforcement activities.

Investment Income. There are two investment related line items in the General Fund: interest accrued from checking accounts and interest income generated from the Town’s funds deposited with the South Carolina Local Government Investment Pool (LGIP). The LGIP is an investment mechanism authorized by

the State Legislature to provide local governments an opportunity to acquire maximum returns on investments by pooling available funds with funds from other political subdivisions. Pursuant to State law, the State Treasurer is authorized to sell to all political subdivisions of the State participation units in the LGIP, which shall be legal investments for the subdivisions.

Grant Funding. In instances when the Town is awarded grant funds, the associated revenues will be included in this revenue category. In FY 2024, the Town is expected to receive proceeds from a \$25,000.00 Hometown Economic Development Grant from MASC. These funds will be used toward the replacement of the Town’s aging gateway sign on Betsy Kerrison Parkway.

Sales and User Charges. This category includes line items for credit card convenience fees and facility rentals. Revenues are generated by a 3% convenience fee on all credit card transactions, as well as fee income from the rental of Town facilities.

Assessments and Surcharges. This category includes revenues collected from the State Assessment, Law Enforcement Surcharge, and Victim Advocate Surcharge. In the event an individual or business is found guilty of committing a municipal violation, an assessment equal to 107.5% is added to the amount of the fine. Revenues from the State Assessment are distributed as required by State law: 88.84% are remitted to the State, and the remaining 11.16% is remitted to Charleston County. In addition to the State Assessment, all violations are subject to a \$25 Law Enforcement Surcharge and a \$25.00 Victim Advocate Surcharge.

Fines and Forfeitures. This category includes revenues from court fines and setoff debt collections. Court fines are generated when a town code enforcement officer issues an ordinance summons for an alleged violation of Town ordinance. Examples



may include businesses operating without a valid Town business license, contractors working without a Town zoning permit, beach rules violations, and short-term rental violations. Under State law and Town ordinance, the municipal judge may impose a fine of up to \$500.00 per violation, per day, upon determination of guilt. Delinquent fines, fees, and other charges may be referred by the Town to MASC for collection under the setoff debt program. Under the setoff debt program, the MASC (on behalf of the Town) will attempt to collect unpaid debts from refunds due to taxpayers. Any funds collected by MASC are paid to the Town, minus an administrative fee.

Miscellaneous Income. This category is used to account for non-routine or unexpected revenues, such as contractual reimbursements, gifts, and donations.

Sale of Assets. The Town budgets a nominal amount for the sale of surplus items which are no longer used in the course of day-to-day operations. Items with an estimated value of less than \$500.00 may be sold on the open market without formal advertisement or competitive procedures. Such items may also be donated to local not-for-profit organizations which provide charitable services within the community. Items with an estimated value of \$500.00 or more must be sold by competitive methods, such as in-house auction, outside auction, formal or informal bidding process, online auction services, broker services, or similar methods.

Use of Fund Balance. In instances when anticipated revenues are insufficient to meet budgeted expenditures, the Town may appropriate funds from its unassigned fund balance. The unassigned fund balance acts as a type of “rainy day” account to ensure that the Town has adequate resources in place to maintain operations during an unanticipated interruption in revenues, such as an economic downturn or major disaster. Pursuant to its adopted fund balance policy, the Town's minimum unassigned fund balance shall be the greater of 50%

of the current year's budgeted General Fund operating expenditures, or \$500,000.00. The maximum unassigned fund balance shall be 100% of the current year's budgeted General Fund operating expenditures. Excess funds above 100% will generally be transferred to one or more of the Town's designated funds for non-recurring capital projects.

While annual revenues may fluctuate from year to year, total revenues have generally trended upward over the last five years. Because the Town's General Fund is highly dependent on revenues from business licenses and permits, however, it is worth noting that future revenue trends may be susceptible to a variety of outside factors, such as economic downturns, construction slowdowns, and the eventual buildout of the Town.

General Fund Expenditures. As itemized in the adopted FY 2024 Budget, General Fund expenditures are separated into five categories. Each General Fund expenditure category is listed below, along with the percentage of the overall FY 2024 General Fund Budget that it represents:

- Personnel Expenditures (43.1%);
- Operating Expenditures (32.8%);
- Capital Expenditures (5.1%);
- Other Financing Uses (15.1%); and
- Reserved for Future Use (3.9%).

Below is a detailed description of each expenditure category:

Personnel Expenditures. The Personnel category is used to account for all expenses related to the Town's full- and part-time staff. Budgeted expenses include gross wages, overtime, employer-paid payroll taxes (Social Security and Medicare), employer-paid medical insurance, employer-paid retirement contributions to the South Carolina Retirement System, and pre-employment expenses.



Operating Expenditures. The Operating category is used to account for a wide range of goods and services needed for the day-to-day operations of the Town. The Operating Expenditures category contains more than 30 separate line items, the largest of which include professional services, contracted services, software licenses and subscriptions, insurance, contingency, IT services, materials and supplies, discretionary grants, utilities, travel and training, equipment rentals, and right-of-way maintenance.

Capital Expenditures. The Capital category is used to account for the purchase of goods and equipment having a cost of \$10,000.00 or more and a useful lifespan of multiple years, moderately sized repairs, building renovations and upgrades, and special projects. Larger capital projects, including major construction and renovation projects, large vehicle and equipment purchases, and land acquisition, will generally be funded from one of the Town's Designated Funds.

Other Financing Uses. This category is used to account for interfund transfers from the General Fund to other funds. These types of transfers typically occur when surplus funds or funds in excess of the fund balance policy are transferred from the General Fund to one or more of the Town's Designated Funds.

Reserved for Future Use. In instances when revenues are anticipated to exceed budgeted expenditures, Town Council may elect to reserve funds for future use. At the end of each fiscal year, any reserved funds will remain in the unassigned fund balance and will be available for use in future budget years.

FY 2024 Town Budget – Designated Funds

As required by law, the Town adopts an annual budget each year, with anticipated revenues equal to budgeted expenditures. The Town takes a conservative approach to budgeting; actual expenditures will generally fall below the budgeted amount, while

actual revenues are typically higher than anticipated, resulting in a budget surplus.

Over the last ten years, the General Fund surplus (ie. revenues minus expenditures, before interfund transfers) has ranged from a low of \$164,000.00 in FY 2018 to more than \$850,000.00 in FY 2022. Surplus funds will generally remain in the Town's unassigned fund balance until transferred or spent by Council pursuant to the Town's fund balance policy.

In recent years, Council has elected to transfer surplus funds to one or more Designated Funds to be used for future capital projects and other non-recurring expenditures. As of FY 2024, the Town maintains the following Designated Funds:

- Conservation Fund;
- Emergency Fund;
- Road and Drainage Fund;
- Town Facilities Fund; and
- Vehicle and Equipment Fund.

While the resources in each of these funds are designated by Town Council for a specific use or purpose, they are not subject to any external restrictions. Town Council may vote to re-designate these funds at any time to meet the needs of the Town.

FY 2024 Town Budget – Restricted Funds

The Town's budget contains a total of six Restricted Funds. These special revenue funds are used to account for the proceeds and expenditures of specific revenue sources which are legally restricted by external factors. The Town's Restricted Funds include the following:

- State Accommodations Tax Fund;
- Town Accommodations Tax Fund;
- County Accommodations Tax Fund;
- Alcohol Local Option Permit Fund;



- Short-Term Rental Permit Fund;
and
- ARPA Fund.

Below is a detailed description of each of the Town's Restricted Funds:

State Accommodations Tax Fund. The State Accommodations Tax Fund is used to account for revenues and expenditures from a statewide tax of 2% on the rental of short-term accommodations within the Town. Funds are collected by the State Department of Revenue and remitted to the Town on a quarterly basis. As required by State law, the first \$25,000.00, plus 5% of the balance, must be credited to the Town's General Fund, 30% of the balance must be used for advertising and promotion of tourism, and the remaining 65% of the balance must be used for "tourism-related expenditures." Eligible uses under the "tourism-related expenditures" category include: advertising and promotion of tourism; promotion of the arts and cultural events; construction, maintenance, and operation of tourism-related facilities and related infrastructure; public facilities such as restrooms, dressing rooms, parks, and parking lots; tourist shuttle transportation; control and repair of waterfront erosion, including beach renourishment; operating visitor information centers; and development of workforce housing. Expenditures are subject to review by the State Tourism Expenditure Review Committee, and all funds must be expended within two years of receipt.

Town Accommodations Tax Fund. The Town Accommodations Tax Fund is used to account for revenues and expenditures received from a 1% tax imposed by the Town on the rental of short-term accommodations within the Town. Pursuant to an intergovernmental agreement, funds are collected by Charleston County and remitted to the Town on a monthly basis. Pursuant to State law and Town ordinance, proceeds from the Town Accommodations Tax may only be used for "tourism-related expenditures."

County Accommodations Tax Fund. The County Accommodations Tax Fund is used to account for revenues and expenditures received from Charleston County as part of its 2% tax on the rental of short-term accommodations. Funds are collected by Charleston County. A portion of these funds (typically 20% of the revenues generated within the Town limits) are remitted to the Town on an annual basis, subject to the provisions of a funding agreement between the two jurisdictions. Pursuant to State law and County ordinance, proceeds from the County Accommodations Tax may only be used for "tourism-related expenditures."

Alcohol Local Option Permit Fund. The Alcohol Local Option Permit Fund is used to account for revenues received from the State for the issuance of Local Option Permits (LOP). A LOP authorizes the sale of liquor by the drink on Sundays from 12:00 a.m. to 2:00 a.m. and from 10:00 a.m. to 11:59 p.m. for businesses already holding a Business (Restaurant or Hotel) Liquor by the Drink Permit. This license is only issued in counties and municipalities that have approved Sunday sales of alcoholic liquors. Permit fees must be distributed by the State Treasurer to the municipality or county in which the retailer who paid the fee is located. The revenue may be used only by the municipality or county for the following purposes: capital improvements to tourism-related buildings; purchase or renovation of historic buildings; festivals that have a demonstrable and significant impact on tourism; local youth mentor programs; matching funds to receive funding from the Legacy Trust Fund; contributions to a redevelopment authority; acquisition of land for wildlife preserves, conservation, and recreation; beach renourishment and maintenance; dune restoration; maintenance of public beach access; capital improvements to the beaches and beach-related facilities; and construction and maintenance of drainage systems.

Short-Term Rental Permit Fund. The Short-Term Rental Permit Fund is used to account for funds received from the Town's



Short-Term Rental Permit Fee. Pursuant to the Town's DSO, an annual permit fee of \$450.00 is imposed on all properties which are advertised and rented as a short-term rental unit. Revenues received from the annual permit fee collections are used exclusively for costs related to the administration and enforcement of the Town's short-term rental regulations.

ARPA Fund. The ARPA Fund is used to account for revenues and expenditures of federal funds received under the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan Act of 2021 (ARPA). The SLFRF program delivered \$350 billion to state, local, and Tribal governments across the country to support their response to, and recovery from, the COVID-19 public health emergency. The Town received more than \$900,000.00 in SLFRF funds under ARPA. The use of funds must comply with the provisions of ARPA, as further clarified by administrative rules and procedures published by the U.S. Treasury Department. All SLFRF funds must be obligated by the end of 2024 and spent by the end of 2026.

Summary

Most of the economic impact for Seabrook Island is derived from tourism, residents, real estate sales, taxes and fee collections, and construction related activities. The County provides some direct and indirect services to the Town including planning and land use support services, emergency management and flood hazard management. The Town provides for public safety, health and welfare for the community, and contracts for additional services. Island-wide police coverage with the Charleston County Sheriff's department. The Town maintains, and contracts for the landscaping of, Seabrook Island Road. Emergency services are provided by the Charleston County EMS and the St. Johns Fire District.

SIPOA also provides services on the Island including premise security, biking paths and bridge maintenance and the maintaining of all signage as well as landscaping and maintenance of all the

private roads and many common areas behind the entry gate. The SIPOA contracts with a private firm for garbage, recycling and yard debris collection on the Island.

4.3: ECONOMIC DEVELOPMENT ELEMENT GOAL

Element Goal

Through the coordination and cooperation of all governing entities, implement strategies that promote the economic vitality of Seabrook Island while maintaining its residential character and preserving its natural beauty.

Economic Development Element Needs:

- Support existing business within the Town of Seabrook Island;
- Support the diversification of businesses that provide revenue to the Town;
- Assist in the development of new businesses that support the economy and enhance the lifestyle of residents of the Town of Seabrook Island;
- In coordination with SIPOA, SIC, and the real estate community, develop promotions to expand tourism into the low season, including the enhancement of marketing and public relations in areas where potential visitors/tourists reside;
- Expand beautification efforts that support and promote the commercial areas and Seabrook Island Road outside the gates;
- Address the deficit in employees that support the Town's service-based economy;



- Improve the tracking of revenue generated by tourism; and
- Continue to advocate for local control over business licenses.

4.4: ECONOMIC DEVELOPMENT ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. **Continue to** improve public access to promotional materials and tourism information for prospective visitors and homebuyers.
2. **Continue to** develop strategies to create new revenue streams when and if needed.
3. **Continue to use the Town's utility system as a means to promote economic development.**
4. **Continue to** monitor the South Carolina legislature and potential impacts of legislation on Town revenue.
5. **Continue to** pursue a more business-friendly environment by streamlining the licensing and permitting process.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

The following legend applies to the entirety of the draft document.

Legend

Text highlighted Yellow

Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data



ECONOMIC DEVELOPMENT ELEMENT

Element Goal

Through the coordination and cooperation of all governing entities, implement strategies that promote the economic vitality and financial stability of Seabrook Island while maintaining its residential character and preserving its natural beauty.

4.1: OVERVIEW

The Economic Development Element considers labor force and labor force characteristics, employment by place of work and residence, and an analysis of the community's economic base. This section provides an analysis of the Town's economy and the Town's impact on Charleston County's overall economy.

4.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The economic activities associated with the Town of Seabrook Island are not only linked to the overall regional economy, they are also closely associated with the economic vitality of the Seabrook Island Property Owners Association (SIPOA), the Seabrook Island Club (SIC), and the Seabrook Island Utility Commission (SIUC). While each of these three Seabrook Island entities maintain revenue streams and incur costs that are exclusive of the Town, the overall economic success of the community is very much dependent upon the individual financial viability of all four entities. This relationship and financial dependence is recognized by each of the entities. For example, new Seabrook Island property owners become members, and are subject to the rules and regulations of the SIPOA, including the requirement that they also become

members of SIC for a specific period of time. The dues associated with this requirement represent an important revenue stream for SIC. Similarly, one routine action identified in SIPOA's Comprehensive Plan is to "continue to look for opportunities to reduce cost and redundancy with the Town and SIC by sharing operations."

Unless specifically noted, all references made to Seabrook Island's "economy" and the island's economic development as a whole, is inclusive of each of the four entities. Data included in the above referenced Economic Impact Study, as well as a review of the Town of Seabrook Island's financial documents, U.S. Census data, real estate sales data, financial data provided by the SIPOA, and other various sources, are used to provide the background and inventory, as well as identify the needs and develop the strategies for this Economic Development Element.

Real Estate Sales

The Charleston Trident Association of Realtors (CTAR) provides monthly and annual regional and local real estate market reports for the Charleston Region. The most recent annual report is the *2023 Annual Report on the Charleston Area Housing Market*. The CTAR report makes some general observations with regard to the Charleston regional housing market as a whole, including an increase in average home prices and a decrease in pending sales



as compared to 2022. The housing market on Seabrook Island follows this regional trend, as the average sale price of single-family detached homes has increased by 6.6 percent from 2022, and the average sale price for townhouse/condos has increased by over 10 percent from 2022. However, year over year there has been an average 18 percent decrease in single-family detached home sales, and an average 15 percent decrease in townhouse/condo home sales (Figures 4.1 and 4.2).

As would be expected for the community of Seabrook Island, the 2023 average sales price for single-family detached homes exceeds both Johns Island and Charleston County. Also, the average sales price for Seabrook Island townhouse/condos is higher than Johns Island and Charleston County as a whole (Figure 4.3).

Figure 4.1 Single Family Detached Annual Real Estate Metrics, 2020-2023				
	2020	2021	2022	2023
New Listings	134	135	128	123
Closed Sales	153	122	103	84
Median Sales Price	\$729,000	\$850,000	\$1,180,000	\$1,345,000
Average Sales Price	\$898,667	\$963,800	\$1,392,691	\$1,485,234
% of Original List Price Received	93.2%	97.6%	97.4%	96.1%
Days on Market	135	40	17	35

Source: Charleston Trident Association of Realtors, Seabrook Island Local Market Updates 2020-2023

Figure 4.2 Townhouse-Condo Attached Annual Real Estate Metrics, 2020-2023				
	2020	2021	2022	2023
New Listings	109	113	121	108
Closed Sales	131	111	98	80
Median Sales Price	\$310,000	\$480,000	\$631,000	\$600,000
Average Sales Price	\$356,238	\$493,030	\$591,381	\$652,011
% of Original List Price Received	94.7%	99.5%	100.4%	95.6%
Days on Market	118	20	18	36

Source: Charleston Trident Association of Realtors, Seabrook Island Local Market Updates 2020-2023

Figure 4.3 Median and Average Sales Price Comparisons, 2023				
	Single-Family Detached		Townhouse-Condo Attached	
	Median Sales Price	Average Sales Price	Median Sales Price	Average Sales Price
Seabrook Island	\$1,345,000	\$1,485,234	\$600,000	\$652,011
Johns Island	\$617,035	\$751,365	\$390,000	\$501,541
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It is important to note that the comparative real estate data provided in the tables above include existing homes sales and new home sales. New home construction is a primary indicator of growth in a region, and is also directly linked to a region's economy, including the stability of construction sector employment and fluctuations in local government revenue. In 2023, new construction represented 28.2 percent of the market share for the Charleston region,



indicating strong growth of the area as a whole. Johns Island, with a new construction market share of 36.2 percent, is one of the fastest growing sub-regions in the Charleston area. Seabrook Island’s new construction market share is only 5.4 percent in 2023, averaging 6.1 percent over the last three years. This means that the vast majority of home sales on Seabrook Island are in the form of resale of existing homes. As discussed in Chapter 8 – Housing Element, there are about 217 remaining vacant residential properties on Seabrook Island, and a portion of these properties may never be built on. This finite number of buildable lots means the Town’s future revenue from new home construction will continue to decrease over time.

Labor Force Characteristics

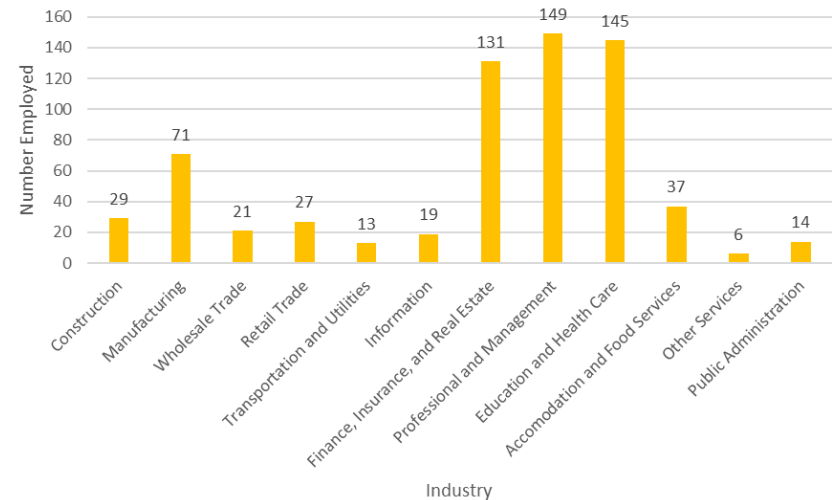
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The 662 Town residents that are employed include those that commute to a job on or off the island, as well as those who “work from home”. According to the 2023 Gallup Report “Remote Work Stable at Higher Rate Post-Pandemic”, although the coronavirus epidemic has subsided, remote work is still more prevalent than it was prior to COVID-19, which closed down numerous workplaces and made employers need their staff to work from home. The majority of American workers, including those whose jobs allow for remote work and those who don’t, now report doing so an average of four days per month. The U.S. Census 2022 American

Community Survey (ACS) Five-Year Estimates Data Profile says that of the 662 people in the labor force in the Town, 266, or about 40% work from home.

As shown in Figure 4.4, the Town’s labor force is employed in a wide array of industries. However, almost 65 percent of the labor force is concentrated in three industry groups: Education and Healthcare, Professional and Management, and Finance, Insurance, and Real Estate.

Figure 4.4
Civilian Labor Force by Industry, 2022



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates Data Profiles, 2022

Town Finances and Budget

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Each year the Town Administrator prepares a draft budget for the Mayor to review and present to the Town Council. By law, the Town is required to adopt a balanced budget. The draft budget is accompanied by a detailed breakdown of each revenue and expenditure line item. The Town's revenue sources are classified as "unrestricted" and "restricted". The latter of which consist of revenues which are subject to external expenditure restrictions mandated by the State. While municipalities are legally empowered to collect taxes on real and personal property, the Town does not currently levy a property tax millage.

FY 2024 Town Budget – General Fund

The General Fund is the primary operating fund of the Town. As itemized in the adopted FY 2024 Budget, revenues associated with the General Fund are separated into 12 revenue categories. Each General Fund revenue category is listed below, excluding the use of fund balance, along with the percentage of the overall FY 2024 General Fund Budget that it represents.

- Licenses and Permits (45.5%);
- Intergovernmental (18.0%);
- Franchise Fees (11.8%);
- Other Financing Sources (11.6%);
- Investment Income (10.9%);
- Grant Funding (0.9%);
- Sales and User Charges (0.5%);
- Assessments and Surcharges (0.4%);
- Fines and Forfeitures (0.3%);
- Miscellaneous Income (0.1%);
- Sale of Assets (0.0%); and
- Use of Fund Balance (0.0%).

Below is a more detailed description of each revenue category:

Licenses and Permits. This category, which accounts for nearly half of the Town's General Fund revenues, includes receipts from business licenses, building permit fees, and planning and zoning fees. Business licenses make up the single-largest revenue source for the Town. Business license revenues are derived from a tax on the gross income of each business operating within the Town. The majority of business license revenues are collected directly by the Town, while the remainder are collected by the Municipal Association of South Carolina (MASC) and remitted to the Town. The MASC administers three statewide programs on behalf of member municipalities, including the Brokers Tax Collection Program, Insurance Tax Collection Program, and Telecommunications Tax Collection Program. The Town collects zoning permit fees for all activities which are subject to the permitting provisions of the Development Standards Ordinance (DSO). The Town also contracts with the Charleston County Building Inspection Services Department for plan review and inspection services. Under this agreement, all building permit and plan review fees are paid directly to the County. The County retains 90% as a fee for the services provided, while the remaining 10% is remitted to the Town.

Intergovernmental. This category includes revenues that are collected by another unit of government and provided to, or shared with, the Town. The majority of revenues in this category are generated by the Charleston County Local Option Sales Tax (LOST). The countywide LOST program is a 1% sales and use tax which is levied on the gross proceeds of sales within the County. Funds are distributed to municipalities within the County in accordance with a State-mandated formula. Revenue from the State Aid to Subdivisions program comes from the Local Government Fund administered by the State Treasurer's Office and is part of the general fund of the State. The amount appropriated to the Local Government Fund is an amount equal to not less than 4.5% of the State's general fund revenues.



About 83% of the Local Government Fund is distributed to counties, and the remaining 17% is distributed to municipalities based on population. The Intergovernmental category also includes funds from the State Accommodations Tax which are required by law to be credited to the General Fund. Lastly, the Town receives a nominal amount from State for Transportation Network Company (TNC) Local Assessment Fees. These fees are collected from users of rideshare platforms, such as Uber and Lyft. TNC fees are collected by the State and remitted to the various political subdivisions, including the Town.

Franchise Fees. This category includes fees generated by various utility and telecommunications companies operating within the Town. The Town has entered into franchise agreements with Berkeley Electric Cooperative, AT&T U-verse (formerly BellSouth), and Comcast. Each of these agreements require the company to pay a specific percentage of its total annual revenues to the Town for the privilege of operating within the Town limits.

Other Financing Sources. This category is used to account for interfund transfers from other “restricted” funds to the General Fund. These funds are generally used to “reimburse” the General Fund for costs which are incurred by the General Fund, but which may be allocated to other funds. The transfer-in from the Short-Term Rental Permit Fund is used to cover administrative and other costs related to the enforcement of the Town’s Short-Term Rental Ordinance. A transfer from the State Accommodations Tax Fund is used to cover eligible “tourism-related expenditures”, such as advertising, community promotions, and code enforcement activities.

Investment Income. There are two investment related line items in the General Fund: interest accrued from checking accounts and interest income generated from the Town’s funds deposited with the South Carolina Local Government Investment Pool (LGIP). The LGIP is an investment mechanism authorized by

the State Legislature to provide local governments an opportunity to acquire maximum returns on investments by pooling available funds with funds from other political subdivisions. Pursuant to State law, the State Treasurer is authorized to sell to all political subdivisions of the State participation units in the LGIP, which shall be legal investments for the subdivisions.

Grant Funding. In instances when the Town is awarded grant funds, the associated revenues will be included in this revenue category. In FY 2024, the Town is expected to receive proceeds from a \$25,000.00 Hometown Economic Development Grant from MASC. These funds will be used toward the replacement of the Town’s aging gateway sign on Betsy Kerrison Parkway.

Sales and User Charges. This category includes line items for credit card convenience fees and facility rentals. Revenues are generated by a 3% convenience fee on all credit card transactions, as well as fee income from the rental of Town facilities.

Assessments and Surcharges. This category includes revenues collected from the State Assessment, Law Enforcement Surcharge, and Victim Advocate Surcharge. In the event an individual or business is found guilty of committing a municipal violation, an assessment equal to 107.5% is added to the amount of the fine. Revenues from the State Assessment are distributed as required by State law: 88.84% are remitted to the State, and the remaining 11.16% is remitted to Charleston County. In addition to the State Assessment, all violations are subject to a \$25 Law Enforcement Surcharge and a \$25.00 Victim Advocate Surcharge.

Fines and Forfeitures. This category includes revenues from court fines and setoff debt collections. Court fines are generated when a town code enforcement officer issues an ordinance summons for an alleged violation of Town ordinance. Examples



may include businesses operating without a valid Town business license, contractors working without a Town zoning permit, beach rules violations, and short-term rental violations. Under State law and Town ordinance, the municipal judge may impose a fine of up to \$500.00 per violation, per day, upon determination of guilt. Delinquent fines, fees, and other charges may be referred by the Town to MASC for collection under the setoff debt program. Under the setoff debt program, the MASC (on behalf of the Town) will attempt to collect unpaid debts from refunds due to taxpayers. Any funds collected by MASC are paid to the Town, minus an administrative fee.

Miscellaneous Income. This category is used to account for non-routine or unexpected revenues, such as contractual reimbursements, gifts, and donations.

Sale of Assets. The Town budgets a nominal amount for the sale of surplus items which are no longer used in the course of day-to-day operations. Items with an estimated value of less than \$500.00 may be sold on the open market without formal advertisement or competitive procedures. Such items may also be donated to local not-for-profit organizations which provide charitable services within the community. Items with an estimated value of \$500.00 or more must be sold by competitive methods, such as in-house auction, outside auction, formal or informal bidding process, online auction services, broker services, or similar methods.

Use of Fund Balance. In instances when anticipated revenues are insufficient to meet budgeted expenditures, the Town may appropriate funds from its unassigned fund balance. The unassigned fund balance acts as a type of “rainy day” account to ensure that the Town has adequate resources in place to maintain operations during an unanticipated interruption in revenues, such as an economic downturn or major disaster. Pursuant to its adopted fund balance policy, the Town's minimum unassigned fund balance shall be the greater of 50%

of the current year's budgeted General Fund operating expenditures, or \$500,000.00. The maximum unassigned fund balance shall be 100% of the current year's budgeted General Fund operating expenditures. Excess funds above 100% will generally be transferred to one or more of the Town's designated funds for non-recurring capital projects.

While annual revenues may fluctuate from year to year, total revenues have generally trended upward over the last five years. Because the Town's General Fund is highly dependent on revenues from business licenses and permits, however, it is worth noting that future revenue trends may be susceptible to a variety of outside factors, such as economic downturns, construction slowdowns, and the eventual buildout of the Town.

General Fund Expenditures. As itemized in the adopted FY 2024 Budget, General Fund expenditures are separated into five categories. Each General Fund expenditure category is listed below, along with the percentage of the overall FY 2024 General Fund Budget that it represents:

Personnel Expenditures (43.1%);
Operating Expenditures (32.8%);
Capital Expenditures (5.1%);
Other Financing Uses (15.1%); and
Reserved for Future Use (3.9%).

Below is a detailed description of each expenditure category:

Personnel Expenditures. The Personnel category is used to account for all expenses related to the Town's full- and part-time staff. Budgeted expenses include gross wages, overtime, employer-paid payroll taxes (Social Security and Medicare), employer-paid medical insurance, employer-paid retirement contributions to the South Carolina Retirement System, and pre-employment expenses.



Operating Expenditures. The Operating category is used to account for a wide range of goods and services needed for the day-to-day operations of the Town. The Operating Expenditures category contains more than 30 separate line items, the largest of which include professional services, contracted services, software licenses and subscriptions, insurance, contingency, IT services, materials and supplies, discretionary grants, utilities, travel and training, equipment rentals, and right-of-way maintenance.

Capital Expenditures. The Capital category is used to account for the purchase of goods and equipment having a cost of \$10,000.00 or more and a useful lifespan of multiple years, moderately sized repairs, building renovations and upgrades, and special projects. Larger capital projects, including major construction and renovation projects, large vehicle and equipment purchases, and land acquisition, will generally be funded from one of the Town's Designated Funds.

Other Financing Uses. This category is used to account for interfund transfers from the General Fund to other funds. These types of transfers typically occur when surplus funds or funds in excess of the fund balance policy are transferred from the General Fund to one or more of the Town's Designated Funds.

Reserved for Future Use. In instances when revenues are anticipated to exceed budgeted expenditures, Town Council may elect to reserve funds for future use. At the end of each fiscal year, any reserved funds will remain in the unassigned fund balance and will be available for use in future budget years.

FY 2024 Town Budget – Designated Funds

As required by law, the Town adopts an annual budget each year, with anticipated revenues equal to budgeted expenditures. The Town takes a conservative approach to budgeting; actual expenditures will generally fall below the budgeted amount, while

actual revenues are typically higher than anticipated, resulting in a budget surplus.

Over the last ten years, the General Fund surplus (ie. revenues minus expenditures, before interfund transfers) has ranged from a low of \$164,000.00 in FY 2018 to more than \$850,000.00 in FY 2022. Surplus funds will generally remain in the Town's unassigned fund balance until transferred or spent by Council pursuant to the Town's fund balance policy.

In recent years, Council has elected to transfer surplus funds to one or more Designated Funds to be used for future capital projects and other non-recurring expenditures. As of FY 2024, the Town maintains the following Designated Funds:

- Conservation Fund;
- Emergency Fund;
- Road and Drainage Fund;
- Town Facilities Fund; and
- Vehicle and Equipment Fund.

While the resources in each of these funds are designated by Town Council for a specific use or purpose, they are not subject to any external restrictions. Town Council may vote to re-designate these funds at any time to meet the needs of the Town.

FY 2024 Town Budget – Restricted Funds

The Town's budget contains a total of six Restricted Funds. These special revenue funds are used to account for the proceeds and expenditures of specific revenue sources which are legally restricted by external factors. The Town's Restricted Funds include the following:

- State Accommodations Tax Fund;
- Town Accommodations Tax Fund;
- County Accommodations Tax Fund;
- Alcohol Local Option Permit Fund;



- Short-Term Rental Permit Fund; and
- ARPA Fund.

Below is a detailed description of each of the Town's Restricted Funds:

State Accommodations Tax Fund. The State Accommodations Tax Fund is used to account for revenues and expenditures from a statewide tax of 2% on the rental of short-term accommodations within the Town. Funds are collected by the State Department of Revenue and remitted to the Town on a quarterly basis. As required by State law, the first \$25,000.00, plus 5% of the balance, must be credited to the Town's General Fund, 30% of the balance must be used for advertising and promotion of tourism, and the remaining 65% of the balance must be used for "tourism-related expenditures." Eligible uses under the "tourism-related expenditures" category include: advertising and promotion of tourism; promotion of the arts and cultural events; construction, maintenance, and operation of tourism-related facilities and related infrastructure; public facilities such as restrooms, dressing rooms, parks, and parking lots; tourist shuttle transportation; control and repair of waterfront erosion, including beach renourishment; operating visitor information centers; and development of workforce housing. Expenditures are subject to review by the State Tourism Expenditure Review Committee, and all funds must be expended within two years of receipt.

Town Accommodations Tax Fund. The Town Accommodations Tax Fund is used to account for revenues and expenditures received from a 1% tax imposed by the Town on the rental of short-term accommodations within the Town. Pursuant to an intergovernmental agreement, funds are collected by Charleston County and remitted to the Town on a monthly basis. Pursuant to State law and Town ordinance, proceeds from the Town Accommodations Tax may only be used for "tourism-related expenditures."

County Accommodations Tax Fund. The County Accommodations Tax Fund is used to account for revenues and expenditures received from Charleston County as part of its 2% tax on the rental of short-term accommodations. Funds are collected by Charleston County. A portion of these funds (typically 20% of the revenues generated within the Town limits) are remitted to the Town on an annual basis, subject to the provisions of a funding agreement between the two jurisdictions. Pursuant to State law and County ordinance, proceeds from the County Accommodations Tax may only be used for "tourism-related expenditures."

Alcohol Local Option Permit Fund. The Alcohol Local Option Permit Fund is used to account for revenues received from the State for the issuance of Local Option Permits (LOP). A LOP authorizes the sale of liquor by the drink on Sundays from 12:00 a.m. to 2:00 a.m. and from 10:00 a.m. to 11:59 p.m. for businesses already holding a Business (Restaurant or Hotel) Liquor by the Drink Permit. This license is only issued in counties and municipalities that have approved Sunday sales of alcoholic liquors. Permit fees must be distributed by the State Treasurer to the municipality or county in which the retailer who paid the fee is located. The revenue may be used only by the municipality or county for the following purposes: capital improvements to tourism-related buildings; purchase or renovation of historic buildings; festivals that have a demonstrable and significant impact on tourism; local youth mentor programs; matching funds to receive funding from the Legacy Trust Fund; contributions to a redevelopment authority; acquisition of land for wildlife preserves, conservation, and recreation; beach renourishment and maintenance; dune restoration; maintenance of public beach access; capital improvements to the beaches and beach-related facilities; and construction and maintenance of drainage systems.

Short-Term Rental Permit Fund. The Short-Term Rental Permit Fund is used to account for funds received from the Town's



Short-Term Rental Permit Fee. Pursuant to the Town's DSO, an annual permit fee of \$450.00 is imposed on all properties which are advertised and rented as a short-term rental unit. Revenues received from the annual permit fee collections are used exclusively for costs related to the administration and enforcement of the Town's short-term rental regulations.

ARPA Fund. The ARPA Fund is used to account for revenues and expenditures of federal funds received under the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan Act of 2021 (ARPA). The SLFRF program delivered \$350 billion to state, local, and Tribal governments across the country to support their response to, and recovery from, the COVID-19 public health emergency. The Town received more than \$900,000.00 in SLFRF funds under ARPA. The use of funds must comply with the provisions of ARPA, as further clarified by administrative rules and procedures published by the U.S. Treasury Department. All SLFRF funds must be obligated by the end of 2024 and spent by the end of 2026.

Summary

Most of the economic impact for Seabrook Island is derived from tourism, residents, real estate sales, taxes and fee collections, and construction related activities. The County provides some direct and indirect services to the Town including planning and land use support services, emergency management and flood hazard management. The Town provides for public safety, health and welfare for the community, and contracts for additional services. Island-wide police coverage with the Charleston County Sheriff's department. The Town maintains, and contracts for the landscaping of, Seabrook Island Road. Emergency services are provided by the Charleston County EMS and the St. Johns Fire District.

SIPOA also provides services on the Island including premise security, biking paths and bridge maintenance and the maintaining of all signage as well as landscaping and maintenance of all the

private roads and many common areas behind the entry gate. The SIPOA contracts with a private firm for garbage, recycling and yard debris collection on the Island.

4.3: ECONOMIC DEVELOPMENT ELEMENT GOAL

Element Goal

Through the coordination and cooperation of all governing entities, implement strategies that promote the economic vitality of Seabrook Island while maintaining its residential character and preserving its natural beauty.

Economic Development Element Needs:

- Support existing business within the Town of Seabrook Island;
- Support the diversification of businesses that provide revenue to the Town;
- Assist in the development of new businesses that support the economy and enhance the lifestyle of residents of the Town of Seabrook Island;
- In coordination with SIPOA, SIC, and the real estate community, develop promotions to expand tourism into the low season, including the enhancement of marketing and public relations in areas where potential visitors/tourists reside;
- Expand beautification efforts that support and promote the commercial areas and Seabrook Island Road outside the gates;
- Address the deficit in employees that support the Town's service-based economy;



- Improve the tracking of revenue generated by tourism; and
- Continue to advocate for local control over business licenses.

4.4: ECONOMIC DEVELOPMENT ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. Continue to improve public access to promotional materials and tourism information for prospective visitors and homebuyers.
2. Continue to develop strategies to create new revenue streams when and if needed.
3. Continue to use the Town's utility system as a means to promote economic development.
4. Continue to monitor the South Carolina legislature and potential impacts of legislation on Town revenue.
5. Continue to pursue a more business-friendly environment by streamlining the licensing and permitting process.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

The following legend applies to the entirety of the draft document.

Legend

Text highlighted Yellow

Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data

Red Text

New (2024)

~~Strike-Through-Text~~

Old (2019)



HOUSING ELEMENT

Element Goal

Promote the continuation of quality housing and encourage the development of a diverse housing stock, types and styles that meet different needs of the population.

8.1: OVERVIEW

The Housing Element considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing. Data contained in the Housing Element has been extracted from the U.S. Bureau of Census ~~2000~~ 2010 and ~~2010~~ 2020, and the American Community Survey ~~2012—2016~~ 2022 Five-Year Estimates. For ~~2018~~ 2023 and ~~2023~~ 2028 projections, an additional data source used is the Town of Seabrook Island Community Profile, as further described in Chapter 3 – Population Element. Also as noted in Chapter 3, data provided by the U.S. Census Bureau and the American Community Survey only apply to the resident population and occupied housing units, referred to as households. The Construction Quarterly, a quarterly report of construction activity provided by jurisdictions and compiled by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), is a source for recent construction activity. Lastly, Seabrook Island Property Owners Association (SIPOA), Seabrook Island Club (SIC), Council of Villas and Regimes (COVAR), recorded documents, and other sources have provided additional data where cited.

This element includes brief chronological background information leading to land development on Seabrook Island, a description of how housing is governed and regulated, and an assessment of the current housing inventory and capacity for future housing. This assessment is then used to identify the goal, needs and strategies included in this Housing Element.

8.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Background

During the late 1800s and early 1900s, the Jenkins, Seabrook or Andell families owned most of the land that is now the Town of Seabrook Island. The cleared areas on the island were used for farming sea-island cotton, while the rest of the island remained as a natural, forested, ocean-front environment. Adjacent Johns Island was bustling with activity including churches and schools, land being farmed and timbered, and access to the main land and markets by train, ferry and automobile. Many Johns Islanders used Seabrook Island for recreation, including camping, fishing, youth outings, yachting and even driving their automobiles on the hard-packed beach.

In 1937, the New York philanthropists Victor and Marjorie Morawetz purchased several large tracts of land on Seabrook Island, including 560 acres of the southern portion of the Andell family holdings, the 247 acre Jenkins Point Tract, and the tract containing the Kiawato Club House, originally built for the Kiawato Hunting Club organized in 1916. The Morawetzes leased their land to the Episcopal Diocese of South Carolina for a penny a year to serve as a summer retreat for disadvantaged boys. Upon Marjorie's death in 1957, the church was deeded the land, totaling approximately 1,300 acres. In 1969, the diocese sold 1,070 acres of their land to Seabrook Island Limited Partnerships (later to become the Seabrook Development Corporation). Today, the 230 acres of land retained by the church makes up the bulk of the 314 acre St. Christopher Camp and Conference Center operated by the Diocese of South Carolina, as further described in the Cultural Resources Element.

The Seabrook Development Corporation added to its initial Seabrook Island holdings through subsequent land purchases from heirs of the original Andell Family. Then in 1971, working with land planning consultants out of Atlanta, Georgia, Seabrook



****REMOVED ALL REFERENCE TO PDD DISTRICT ON SHEET 8-2 AND REPLACED WITH ZONING DISTRICT INFO****

Development Corporation prepared a master development plan that ultimately became Charleston County's first planned development, known as Seabrook Island Development (SID) Planned Unit Development. This original SID Master Plan was amended in 1978 and again in 1982. A final revision to the SID Master Plan was approved by Charleston County in September of 1983, and this version was subsequently approved by the newly incorporated Town in November of 1987. Since that time, the SID Master Plan has been updated only once, in April of 1998.

Ordinance 2022-04, which established a new Development Standards Ordinance (DSO) and zoning map for the Town of Seabrook Island, received final reading approval on June 28, 2022, from the Seabrook Island Town Council. The town's zoning, land use, and development rules were reviewed and updated over the course of three years, resulting in this legislation. Despite the fact that the previous DSO had been revised and updated over time, the most recent revision occurring in 2011, this was the first thorough overhaul of the ordinance since the town's incorporation more than 35 years ago. Below are descriptions of the new residential zoning districts.

R-SF1, Large Lot Single-Family: In addition to providing a district that would enable the building of future estate-sized home sites, this district was developed to preserve the charm of established large lot single-family neighborhoods. Additional uses that complement and preserve the district's residential character are also allowed.

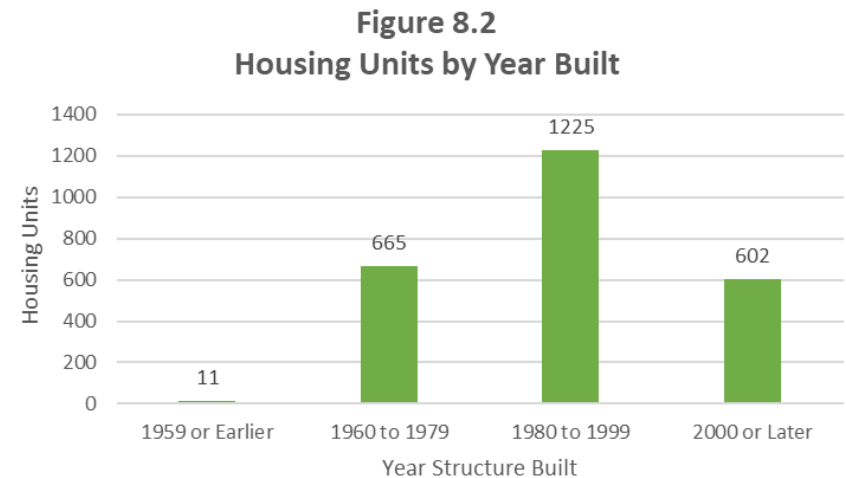
R-SF2, Moderate Lot Single-Family: This district's goal is to include the early subdivisions that were built before the town was incorporated and to set development guidelines based on the current moderate density conditions that will, to the greatest extent feasible, minimize nonconformities. Other uses are also permitted that are compatible with and supportive of the character of homes in the district.

R-SF3, Small Lot Single-Family: This district aims to minimize current nonconformities as much as is practicable and to promote

**Figure 8.1
Town of Seabrook Island
Residential Units Overview***

Zoning District	Built	Under Construction	Vacant	Total
R-SF1: Single-Family (Large Lot)	73	6	8	87
R-SF2: Single-Family (Medium Lot)	1,001	32	180	1,213
Single-Family Lots	1,074	38	188	1,300
R-SF3: Single-Family (Small Lot)	183	4	28	215
R-CL: Cluster Home	222	0	0	222
R-TH: Townhome	395	0	0	395
R-MF: Multi-Family	540	0	0	540
Villas and Regimes	1,340	4	28	1,372
Total	2,414	42	216	2,672

*Based on Town of Seabrook Island data as of December 31, 2023.



Source: American Community Survey Five-Year Estimate Data Profile, 2022

established growth patterns of those current subdivisions with single-family houses on small lots.

R-CL, Single-Family Cluster: This district is meant to support single-family detached homes that are located in planned communities in a "cluster" layout as opposed to on typical single-family lots, and it



is meant to give them more flexibility for expansion and development.

R-TH, Townhome: The purpose of this district is to allow for the development of townhomes at an acceptable density so that the neighborhood may afford an alternative type of housing.

R-MF, Multi-Family: The goal of this district is to provide another choice for housing inside the community: moderately dense multi-family housing, such as apartments and condominiums.

The table in Figure 8.1 lists the total number of residential units built, under construction, or vacant across all residential zoning districts as 2,672. The Town currently recognizes that there are only about 217 remaining vacant residential lots available for home construction.

According to the 2022 American Community Survey, most of the occupied Housing Units (referred to as Households) were built prior to the year 2000 (Figure 8.2). While this data references occupied housing units only, a review of development activity indicates that the majority of the overall housing stock was built between 1980 and 1999 as well.

Housing Governance

The structure of the overall governance of the Town is described in Chapter 2, Profile of Town Government. The profile describes in detail the three entities that have governance and regulatory control within the Town. For the purposes of this Housing Element, provided here is a brief description of the roles and responsibilities of those entities that have specific governance in some capacity with regard to housing. These entities include the Town, SIPOA, and SIC.

Town Government. Since its incorporation in 1987, the Town has been governed by an elected group of residents who serve as town officials. The mayor serves as the chief administrative officer, with duties that include presiding over council meetings, directing the administration of all departments, and enforcing the Town’s laws

and ordinances. Except as otherwise provided by statute or ordinance, all powers of the Town, and the determination of all matters of policy, are vested in the Town Council.

The Town has created a Planning Commission and assigned this commission with the power and duty to develop and carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of the town. Specifically, the Planning Commission prepares and periodically revises development and/or redevelopment plans and programs, and prepares and recommends to the council measures for implementing such plans and programs, including a comprehensive land use plan, zoning ordinance, regulations for land subdivision or development, an official zoning map, and a landscape ordinance.

In the 1990s, the Town purchased the utility company controlling the Town’s water supply. Soon afterward, Seabrook Island Utility Commission (SIUC) was created, and it both reports to and serves as an agency of the Town. By Ordinance, the Town Council is prohibited from interfering with SIUC’s functions unless there is a financial default by SIUC. This commission is responsible for providing safe and reliable potable water and efficient and dependable sanitary sewer services to the Town.

Seabrook Island Property Owners Association. SIPOA was first created with the recording of the *Protective Covenants for Seabrook Island Development* on November 13, 1972. All property owners within the SID are, or become, a member of the SIPOA with voting rights as set forth in the bylaws of SIPOA and obligations as set forth in the protective covenants. This includes SID property owners of unimproved lots, single-family residences, villas, condominium units, apartments, and other residential units. No property within the SID shall be subdivided, or its boundary lines changed, except with the written consent of SIPOA. The stated purpose and business of SIPOA is to preserve the property values and the quality of life in the SID, and, as referenced in the protective covenants and summarized here, accomplishes this through:



1. Development and implementation of programs to protect the environment and facilitate acquisition and maintenance of green space;
2. Protection, operation, maintenance and improvement of roads, bridges, parks, playgrounds, beaches, open spaces, easements, and other SIPOA properties;
3. Retention of security forces and enforcement of security measures to limit access to the SID;
4. Acquisition, construction, management, maintenance, and care of SIPOA properties for the general benefit of property owners and others;
5. Adoption, distribution and enforcement of rules and regulations for the common good of property owners; and
6. Establishment of assessments and fees and their collection from the property owners and, as applicable, others who use or have the right or permission to use any or all of the facilities and properties owned and/or operated by SIPOA.

In addition, an Architectural Review Committee (ARC) has been established by and operates under the auspices of the SIPOA. The mission of the ARC is to serve as the duly appointed representative of the SIPOA Board of Directors with responsibility to review all plans for construction, landscaping and external improvements to residential properties within the SID. The SIPOA *Policies and Procedures for Residential Development* sets forth SIPOA's requirements, design guidelines and processes for development of single and multi-family residences on the island and standards for the modification and maintenance of established properties, and defines the design and development guidelines required for ARC approval.

The ARC derives its authority from *The Protective Covenants for Seabrook Island Development* (Protective Covenants) and the *Bylaws of the Seabrook Island Property Owners Association*

(Bylaws). The comprehensive approval authority of the ARC is clearly stated in SIPOA Covenant §19:

“No building of any kind or description, fence, swimming pool, deck, walkway or other structure shall be erected, placed or the exterior altered on any Property in the SID until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure, drive and parking areas, and accessory buildings), landscaping plan and the construction schedule for such building shall have been approved in writing by the ARC.”

The SIPOA also maintains a current set of bylaws that define how the organization will be governed, and identifies the association's needs, goals and implementation strategies in a periodically updated SIPOA Comprehensive Plan. The comprehensive plan includes a short-term (0-2 years) Operational Plan, medium-term (2-5 years) Strategic plan, and a Long-Term Plan (2-25 years).

Seabrook Island Club (SIC). The SIC is fully contained within the SID, and is a private club providing amenities for its members and guests. The SIC maintains and operates several facilities including the Island House, Beach Club, Equestrian Center, Racquet Club and golf courses. Effective January 1, 2005, every person, group, corporation, or entity who becomes a property owner in the SID shall thereupon be required to become a member of the SIC. For improved lots the minimum membership commitment is seven years, and for unimproved lots the membership commitment is until the lot is sold or a certificate of occupancy is issued. This membership requirement does not apply to any individual or entity that has owned property in the SID prior to January 1, 2005. Guests and visitors can purchase SIC Amenity Cards, and the fees associated with these cards serve as an important revenue source for the Club and SIPOA.



A more detailed description of SIC amenities is provided in the Cultural Resources Element.

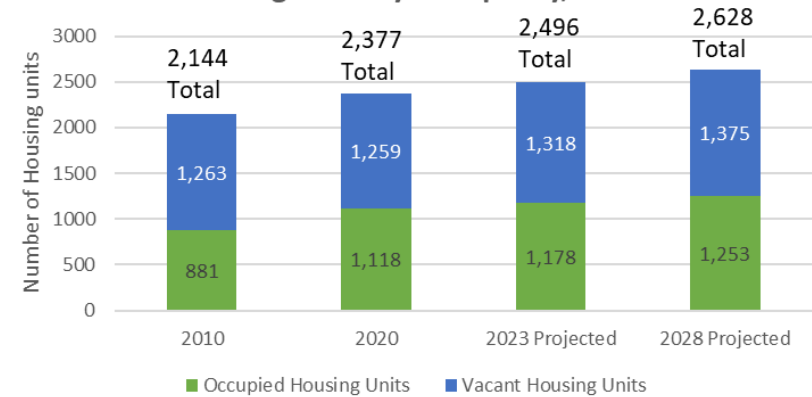
Council of Villas and Regimes (COVAR). Of the approximately 2,600 residential properties on Seabrook Island, about 1,380 are additionally governed by associations or regimes. Each of these forty-one regimes have their own protective covenants and bylaws that regulate items specific to their homeowners, and notably, about 85 percent of the COVAR owners are part-time residents of Seabrook Island. In an effort to simplify and coordinate communication between the many regimes, SIPOA and the Town, the COVAR was established in 2001. While this council does not hold any legal authority, it does effectively serve as an umbrella organization that (1) provides a regular forum for villa property owners to share and discuss common concerns, (2) collaborates with SIPOA in matters of mutual responsibility and interest and, (3) provides a single official voice for villa property owners.

Housing Inventory

The Town of Seabrook Island housing stock can be grouped under ~~four~~ **six** different categories based on ~~building style zoning~~ **district**

- R-SF1:** 87 total lots (73 built, 6 under construction, 8 vacant)
- R-SF2:** 1,213 total lots (1,001 built, 32 under construction, 180 vacant)
- R-SF3:** 215 total lots (183 built, 4 under construction, 28 vacant).
- R-CL:** 222 (222 cluster units built / 0 vacant R-CL lots)
- R-TH:** 395 (395 townhome units built / 2 vacant R-TH lots)
- R-MF:** 540 (540 multifamily units built / 0 vacant R-MF lots)

Figure 8.3
Total Housing Units by Occupancy, 2010-2028



Source: U.S. Census Bureau, 2010, 2020, ESRI Population Projections 2023 and 2028 extracted from the Town of Seabrook island Community Profile (February 15, 2024).

As discussed in Chapter 3 - Population Element, the majority of the property owners in the Town do not live there full-time, and a large portion of the housing is either vacant or used as rental property throughout the year. Figure 8.3 provides a comparison of total Housing Units over time, further delineated by whether the Housing Units are occupied or vacant. Occupied units represent housing permanently occupied by the property owner or a full-time renter, and vacant units represent housing that serves as the property owner’s second home/vacation home and/or property available for short-term rental. Total housing increased from ~~1,649~~ **2,144** units in ~~2000~~ **2010**



to ~~2,203~~ 2,377 units in ~~2010~~ 2020, or about ~~34~~ 11 percent. This included a 27 percent increase in occupied homes, and a 0.3 percent decrease in vacant homes.

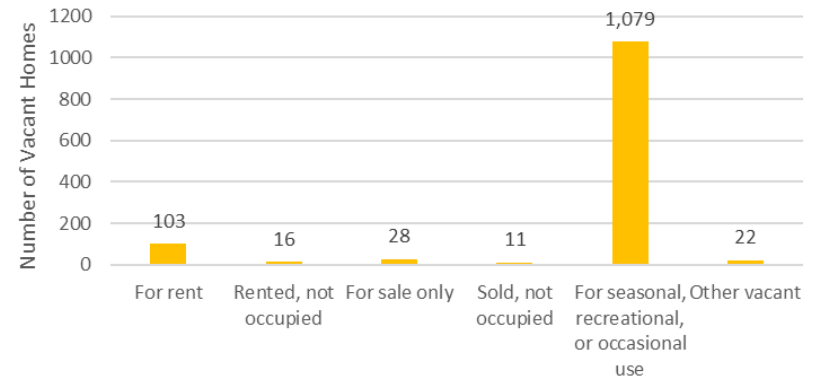
Figure 8.3 also includes Housing Unit projections extracted from the Town of Seabrook Island Community Profile. These projections indicate a slowdown in Housing Unit growth, as is foreshadowed in the data provided in the Construction Quarterly, which shows building permits issued for ~~27~~ 69 detached and attached single-family residential units, and ~~two~~ no multifamily buildings in the last ~~six quarters (1–1/2 years)~~ two years.

Vacant Properties. As noted in Chapter 3 – Population Element, the number of Housing Units that are occupied by a property owner or long-term renter represents only about ~~forty~~ 47 percent of the total housing stock. This means about ~~60~~ 53 percent of the housing stock is considered vacant homes, as defined by the U.S. Census Bureau. The American Community Survey estimates ~~4,403~~ 2,377 vacant homes on Seabrook Island in ~~2016~~ 2020, with the vast majority of these homes being used for “seasonal, recreational, or occasional use” (Figure 8.4).

While some of the population using the island for seasonal recreation are non-resident property owners, many are visiting vacationers who stay for a short period, enjoying the natural beauty and the first class amenities. In many cases, these visitors come year after year to enjoy the island, and in some cases, they grow so fond of the island that they purchase property to serve as a vacation home or new permanent residence. These second homes, and homes purchased specifically as investment properties, not only provide a rental income for the property owner, but for SIC and SIPOA as well, through the visitor’s use of the many amenities.

Visitors to Seabrook Island are not only welcomed, there is an active segment of the local economy dedicated to marketing the island, and there is a symbiotic relationship between the Town,

Figure 8.4
Vacant Property Use, 2020



Source: U.S. Census Bureau, Decennial Census 2020.

SIPOA, and SIC, with respect to ensuring that Seabrook Island is a great place to visit. It is recognized that all of Seabrook Island benefits when revenue generated from being recognized as a vacation destination is reinvested into the community, including, but not limited to, maintaining and upgrading the island’s infrastructure and amenities (regardless of whether this is considered public or private reinvestment).

The Town is an active partner in marketing rental and vacation properties, including dedicating a significant portion of the Town’s website to providing information and links to rental resources. Several areas on the Town’s website provide links that take you to Discover Seabrook, a collaborative effort of SIPOA, SIC and Seabrook Island Real Estate, where in-depth information specific to guests, buyers and owners is available. Several other real estate companies also market Seabrook Island properties and vacation rentals, and several publications and brochures dedicate space specifically to providing information for those visiting the island.



Housing Affordability

As reported by Zillow, the ~~September 2018~~ **January 2024** median home value in Charleston County is ~~\$325,600~~ **\$552,441**. Charleston County home values have gone up ~~7.3~~ **9.1** percent over the past year and are predicted to continue to rise in the coming year. The median list price per square foot in Charleston County is ~~\$215~~ **\$411**, and the median list price of homes is ~~\$429,000~~ **\$799,000**.

In comparison, the same source shows Seabrook Island's median home value as ~~\$489,000~~ **\$921,798**, including villas. At ~~4.0~~ **8.8** percent, the increase in home values over the last year was somewhat less than the county as a whole, the values are predicted to ~~increase 5.9 percent~~ **continue increasing** over the next year. The median list price per square foot on Seabrook Island is ~~\$375~~ **\$570**, and the median price of homes currently listed is ~~\$549,000~~ **\$950,000**.

The salaries paid for employment to provide services on or near the Town make it difficult for those workers to live in close proximity to their jobs. For many workers, from landscapers and housekeepers to those employed in nearby retail stores and restaurants, transportation costs have a large impact on their take home pay. The obvious solution would be more affordable housing near where they work.

This dilemma is not new, and it is not exclusive to beach communities. However, with the majority of Seabrook Island being within a private, gated community, there would be difficulty in implementing affordable housing strategies such as new regulatory and funding mechanisms at the local level. Housing affordability has been successfully addressed in similar areas and these housing initiatives, including housing lotteries, community land trusts, employer assisted housing, inclusionary housing, and others, should be explored by the Town. In addition, the Town should begin a dialogue with the County to discuss options available to encourage affordable housing in the unincorporated areas of the County within close proximity to the Town,

Housing Element Summation

A primary challenge for each of the governing entities on Seabrook Island is to support and collaborate with the other entities in order to maintain a welcoming, yet private, ocean front community focused on preserving its natural beauty while providing a high quality of life. At the core of this challenge is the effort to maintain quality housing stock over time. There is a limited amount of vacant land available for new homes, and this magnifies the importance of renovations and tear-down/rebuilds with regard to the quality of the future housing stock. It is important for all three primary entities sharing the governance of housing within the Town to work collectively toward ensuring a continuation of quality housing for future generations.

8.3: HOUSING ELEMENT GOAL

Element Goal

Promote the continuation of quality housing and encourage the development of a diverse housing stock, types and styles that meet different needs of the population.

Housing Element Needs

- Controlling and containing growth and development consistent with the Town's vision and the Comprehensive Plan;
- Renovation and maintenance of the older properties on the Island; and
- **Affordability of housing.**



8.4 HOUSING ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. **Continue to** encourage development of a diversity of housing stock, types and styles that meet different needs of the population.
2. **Continue to** work cooperatively with SIPOA to ensure future construction on the island is consistent with the existing quality and character of the island.
3. **Continue to** ensure policies are in place that support the structural integrity of new construction.
4. **Continue to** identify and amend any regulatory barriers that prevent the quality rehabilitation and renovation of existing housing.

Seabrook Island Comprehensive Plan Five-Year Review Draft Document

The following legend applies to the entirety of the draft document.

Legend

Text highlighted Yellow

Items for Planning Commission discussion

Text highlighted Gray

Still waiting on updated data



HOUSING ELEMENT

Element Goal

Promote the continuation of quality housing and encourage the development of a diverse housing stock, types and styles that meet different needs of the population.

8.1: OVERVIEW

The Housing Element considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing. Data contained in the Housing Element has been extracted from the U.S. Bureau of Census 2010 and 2020, and the American Community Survey 2022 Five-Year Estimates. For 2023 and 2028 projections, an additional data source used is the Town of Seabrook Island Community Profile, as further described in Chapter 3 – Population Element. Also as noted in Chapter 3, data provided by the U.S. Census Bureau and the American Community Survey only apply to the resident population and occupied housing units, referred to as households. The Construction Quarterly, a quarterly report of construction activity provided by jurisdictions and compiled by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), is a source for recent construction activity. Lastly, Seabrook Island Property Owners Association (SIPOA), Seabrook Island Club (SIC), Council of Villas and Regimes (COVAR), recorded documents, and other sources have provided additional data where cited.

This element includes brief chronologic background information leading to land development on Seabrook Island, a description of how housing is governed and regulated, and an assessment of the current housing inventory and capacity for future housing. This assessment is then used to identify the goal, needs and strategies included in this Housing Element.

8.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Background

During the late 1800s and early 1900s, the Jenkins, Seabrook or Andell families owned most of the land that is now the Town of Seabrook Island. The cleared areas on the island were used for farming sea-island cotton, while the rest of the island remained as a natural, forested, ocean-front environment. Adjacent Johns Island was bustling with activity including churches and schools, land being farmed and timbered, and access to the main land and markets by train, ferry and automobile. Many Johns Islanders used Seabrook Island for recreation, including camping, fishing, youth outings, yachting and even driving their automobiles on the hard-packed beach.

In 1937, the New York philanthropists Victor and Marjorie Morawetz purchased several large tracts of land on Seabrook Island, including 560 acres of the southern portion of the Andell family holdings, the 247 acre Jenkins Point Tract, and the tract containing the Kiawato Club House, originally built for the Kiawato Hunting Club organized in 1916. The Morawetzes leased their land to the Episcopal Diocese of South Carolina for a penny a year to serve as a summer retreat for disadvantaged boys. Upon Marjorie's death in 1957, the church was deeded the land, totaling approximately 1,300 acres. In 1969, the diocese sold 1,070 acres of their land to Seabrook Island Limited Partnerships (later to become the Seabrook Development Corporation). Today, the 230 acres of land retained by the church makes up the bulk of the 314 acre St. Christopher Camp and Conference Center operated by the Diocese of South Carolina, as further described in the Cultural Resources Element.

The Seabrook Development Corporation added to its initial Seabrook Island holdings through subsequent land purchases from heirs of the original Andell Family. Then in 1971, working with land planning consultants out of Atlanta, Georgia, Seabrook



Development Corporation prepared a master development plan that ultimately became Charleston County’s first planned development, known as Seabrook Island Development (SID) Planned Unit Development. This original SID Master Plan was amended in 1978 and again in 1982. A final revision to the SID Master Plan was approved by Charleston County in September of 1983, and this version was subsequently approved by the newly incorporated Town in November of 1987. Since that time, the SID Master Plan has been updated only once, in April of 1998.

Ordinance 2022-04, which established a new Development Standards Ordinance (DSO) and zoning map for the Town of Seabrook Island, received final reading approval on June 28, 2022, from the Seabrook Island Town Council. The town's zoning, land use, and development rules were reviewed and updated over the course of three years, resulting in this legislation. Despite the fact that the previous DSO had been revised and updated over time, the most recent revision occurring in 2011, this was the first thorough overhaul of the ordinance since the town's incorporation more than 35 years ago. Below are descriptions of the new residential zoning districts.

R-SF1, Large Lot Single-Family: In addition to providing a district that would enable the building of future estate-sized home sites, this district was developed to preserve the charm of established large lot single-family neighborhoods. Additional uses that complement and preserve the district's residential character are also allowed.

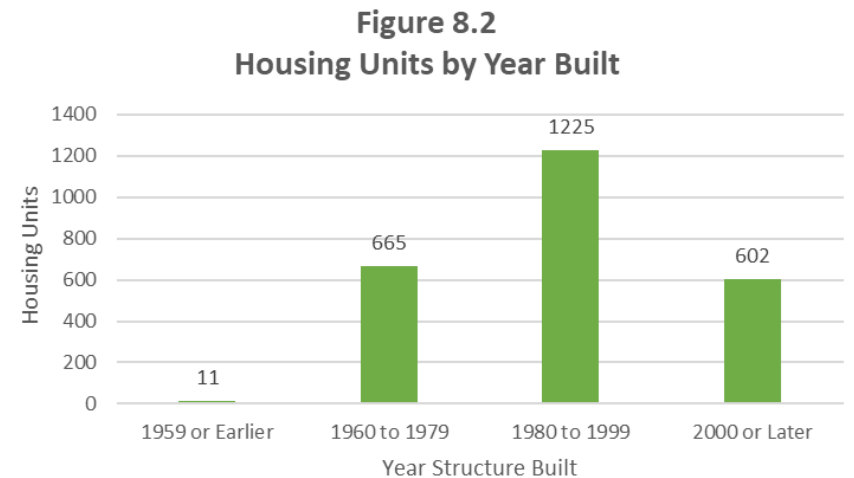
R-SF2, Moderate Lot Single-Family: This district's goal is to include the early subdivisions that were built before the town was incorporated and to set development guidelines based on the current moderate density conditions that will, to the greatest extent feasible, minimize nonconformities. Other uses are also permitted that are compatible with and supportive of the character of homes in the district.

R-SF3, Small Lot Single-Family: This district aims to minimize current nonconformities as much as is practicable and to promote

**Figure 8.1
Town of Seabrook Island
Residential Units Overview***

Zoning District	Built	Under Construction	Vacant	Total
R-SF1: Single-Family (Large Lot)	73	6	8	87
R-SF2: Single-Family (Medium Lot)	1,001	32	180	1,213
Single-Family Lots	1,074	38	188	1,300
R-SF3: Single-Family (Small Lot)	183	4	28	215
R-CL: Cluster Home	222	0	0	222
R-TH: Townhome	395	0	0	395
R-MF: Multi-Family	540	0	0	540
Villas and Regimes	1,340	4	28	1,372
Total	2,414	42	216	2,672

*Based on Town of Seabrook Island data as of December 31, 2023.



Source: American Community Survey Five-Year Estimate Data Profile, 2022

established growth patterns of those current subdivisions with single-family houses on small lots.

R-CL, Single-Family Cluster: This district is meant to support single-family detached homes that are located in planned communities in a "cluster" layout as opposed to on typical single-family lots, and it



is meant to give them more flexibility for expansion and development.

R-TH, Townhome: The purpose of this district is to allow for the development of townhomes at an acceptable density so that the neighborhood may afford an alternative type of housing.

R-MF, Multi-Family: The goal of this district is to provide another choice for housing inside the community: moderately dense multi-family housing, such as apartments and condominiums.

The table in Figure 8.1 lists the total number of residential units built, under construction, or vacant across all residential zoning districts as 2,672. The Town currently recognizes that there are only about 217 remaining vacant residential lots available for home construction.

According to the 2022 American Community Survey, most of the occupied Housing Units (referred to as Households) were built prior to the year 2000 (Figure 8.2). While this data references occupied housing units only, a review of development activity indicates that the majority of the overall housing stock was built between 1980 and 1999 as well.

Housing Governance

The structure of the overall governance of the Town is described in Chapter 2, Profile of Town Government. The profile describes in detail the three entities that have governance and regulatory control within the Town. For the purposes of this Housing Element, provided here is a brief description of the roles and responsibilities of those entities that have specific governance in some capacity with regard to housing. These entities include the Town, SIPOA, and SIC.

Town Government. Since its incorporation in 1987, the Town has been governed by an elected group of residents who serve as town officials. The mayor serves as the chief administrative officer, with duties that include presiding over council meetings, directing the administration of all departments, and enforcing the Town’s laws

and ordinances. Except as otherwise provided by statute or ordinance, all powers of the Town, and the determination of all matters of policy, are vested in the Town Council.

The Town has created a Planning Commission and assigned this commission with the power and duty to develop and carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of the town. Specifically, the Planning Commission prepares and periodically revises development and/or redevelopment plans and programs, and prepares and recommends to the council measures for implementing such plans and programs, including a comprehensive land use plan, zoning ordinance, regulations for land subdivision or development, an official zoning map, and a landscape ordinance.

In the 1990s, the Town purchased the utility company controlling the Town’s water supply. Soon afterward, Seabrook Island Utility Commission (SIUC) was created, and it both reports to and serves as an agency of the Town. By Ordinance, the Town Council is prohibited from interfering with SIUC’s functions unless there is a financial default by SIUC. This commission is responsible for providing safe and reliable potable water and efficient and dependable sanitary sewer services to the Town.

Seabrook Island Property Owners Association. SIPOA was first created with the recording of the *Protective Covenants for Seabrook Island Development* on November 13, 1972. All property owners within the SID are, or become, a member of the SIPOA with voting rights as set forth in the bylaws of SIPOA and obligations as set forth in the protective covenants. This includes SID property owners of unimproved lots, single-family residences, villas, condominium units, apartments, and other residential units. No property within the SID shall be subdivided, or its boundary lines changed, except with the written consent of SIPOA. The stated purpose and business of SIPOA is to preserve the property values and the quality of life in the SID, and, as referenced in the protective covenants and summarized here, accomplishes this through:



1. Development and implementation of programs to protect the environment and facilitate acquisition and maintenance of green space;
2. Protection, operation, maintenance and improvement of roads, bridges, parks, playgrounds, beaches, open spaces, easements, and other SIPOA properties;
3. Retention of security forces and enforcement of security measures to limit access to the SID;
4. Acquisition, construction, management, maintenance, and care of SIPOA properties for the general benefit of property owners and others;
5. Adoption, distribution and enforcement of rules and regulations for the common good of property owners; and
6. Establishment of assessments and fees and their collection from the property owners and, as applicable, others who use or have the right or permission to use any or all of the facilities and properties owned and/or operated by SIPOA.

In addition, an Architectural Review Committee (ARC) has been established by and operates under the auspices of the SIPOA. The mission of the ARC is to serve as the duly appointed representative of the SIPOA Board of Directors with responsibility to review all plans for construction, landscaping and external improvements to residential properties within the SID. The SIPOA *Policies and Procedures for Residential Development* sets forth SIPOA's requirements, design guidelines and processes for development of single and multi-family residences on the island and standards for the modification and maintenance of established properties, and defines the design and development guidelines required for ARC approval.

The ARC derives its authority from *The Protective Covenants for Seabrook Island Development* (Protective Covenants) and the *Bylaws of the Seabrook Island Property Owners Association*

(Bylaws). The comprehensive approval authority of the ARC is clearly stated in SIPOA Covenant §19:

“No building of any kind or description, fence, swimming pool, deck, walkway or other structure shall be erected, placed or the exterior altered on any Property in the SID until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure, drive and parking areas, and accessory buildings), landscaping plan and the construction schedule for such building shall have been approved in writing by the ARC.”

The SIPOA also maintains a current set of bylaws that define how the organization will be governed, and identifies the association's needs, goals and implementation strategies in a periodically updated SIPOA Comprehensive Plan. The comprehensive plan includes a short-term (0-2 years) Operational Plan, medium-term (2-5 years) Strategic plan, and a Long-Term Plan (2-25 years).

Seabrook Island Club (SIC). The SIC is fully contained within the SID, and is a private club providing amenities for its members and guests. The SIC maintains and operates several facilities including the Island House, Beach Club, Equestrian Center, Racquet Club and golf courses. Effective January 1, 2005, every person, group, corporation, or entity who becomes a property owner in the SID shall thereupon be required to become a member of the SIC. For improved lots the minimum membership commitment is seven years, and for unimproved lots the membership commitment is until the lot is sold or a certificate of occupancy is issued. This membership requirement does not apply to any individual or entity that has owned property in the SID prior to January 1, 2005. Guests and visitors can purchase SIC Amenity Cards, and the fees associated with these cards serve as an important revenue source for the Club and SIPOA.



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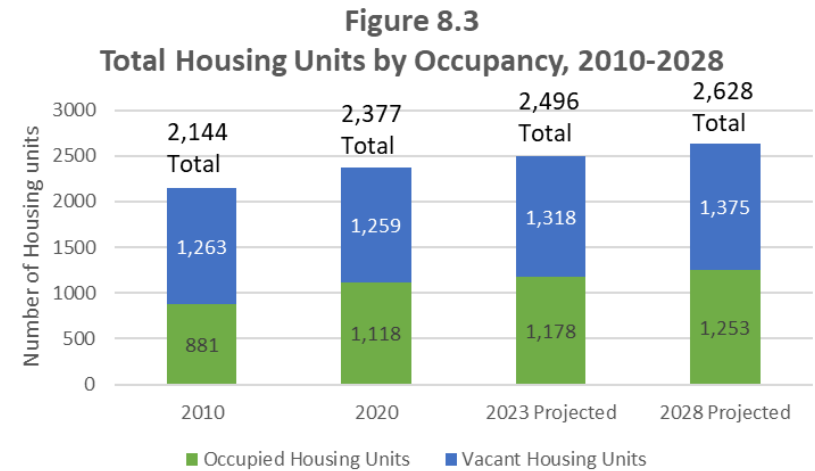
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portion of the housing is either vacant or used as rental property throughout the year. Figure 8.3 provides a comparison of total Housing Units over time, further delineated by whether the Housing Units are occupied or vacant. Occupied units represent housing permanently occupied by the property owner or a full-time renter, and vacant units represent housing that serves as the property owner’s second home/vacation home and/or property available for short-term rental. Total housing increased from 2,144 units in 2010 to 2,377 units in 2020, or about 11 percent. This included a 27 percent increase in occupied homes, and a 0.3 percent decrease in vacant homes.

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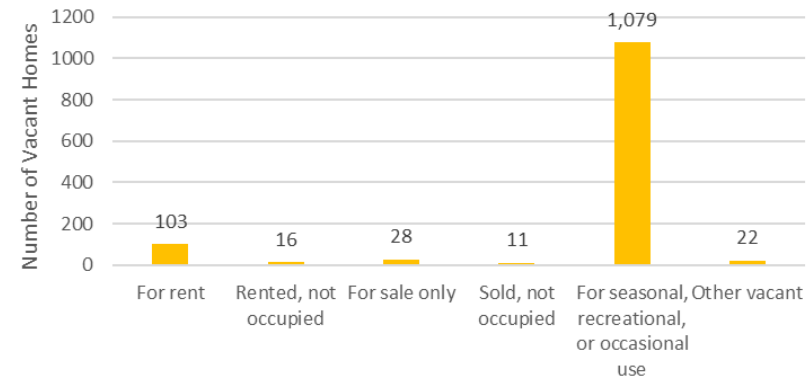
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