



COMMUNITY FACILITIES ELEMENT

Element Goal

Coordinate and cooperate with all public and private Seabrook Island entities to ensure the well-being of residents and visitors through the provision of superior community facilities, the assurance of high quality emergency preparedness, and the promise of a safe and secure island community.

7.1 OVERVIEW

The broad heading of community facilities includes the buildings, amenities, lands and services needed to serve the public health, safety and welfare which comprise things such as adequate fire and police protection, access to health and emergency medical care, emergency preparedness, places for recreation and quality schools. How these community facilities are planned, constructed, operated and maintained greatly impacts the quality of life for the residents of that community.

7.2 BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

In most communities, a city or town government is the principal provider of community facilities and services. The Town of Seabrook Island is unique because many of the community services and facilities typically provided by municipal government are provided and maintained by private entities or other governmental entities. The Town of Seabrook Island coordinates and works with several entities and agencies to sufficiently provide adequate public facilities and services to residents. Many of the facilities and services are provided or administered by Town government or private entities, while others are provided through cooperative agreements with county and state agencies.

Administrative Facilities

Seabrook Island Town Hall. The Town of Seabrook Island is the municipal governing body, and the Town Hall is located at 2001 Seabrook Island Road. Town Hall holds the administrative offices and functions as the primary location for conducting the official business for the Town of Seabrook Island. Town Hall's Council Chambers provide meeting space for Town Council, and various Town Boards and Commissions, and may also be rented out for private events. Functionally, Town Hall is at capacity. In order for the Town to add additional services, such as more permitting and code enforcement, additional administrative space would be required either through the construction of an attached or detached annex facility, or an entirely new Town Hall.



Seabrook Island Town Hall

As described later in this chapter, some functions of government provided to the citizens of Seabrook Island are administered at the County level. The majority of County administration takes place at the Lonnie Hamilton III Public Service Building located at 4045 Bridgeview Drive, North Charleston, SC 29405.



Entry Road and Shared Use Path

Seabrook Island Road is a beautifully landscaped entryway that extends from the Freshfields traffic circle to the gated Seabrook Island community. The road is flanked on one side by a heavily landscaped sidewalk and open marsh views, and on the other side by a shared use path meandering behind a rustic three-rail fence and tree line. The Town maintains this “linear park”, which is within the right-of-way on the sidewalk side, and contained within an easement on the shared path side. While this easement has been described on a recorded “Plat of a Variable Width Path Easement to be Acquired by the Town of Seabrook Island”, in order to fully protect this community amenity there remains the need for the Town and the subject property owner(s) to formally make this an easement of record, and clarify the associated long term maintenance responsibilities.



Shared Use Path, Seabrook Island Road

Source: ©2018 Google, Image Capture June 2016.

Utilities and Infrastructure

Utilities include those services that are significant to the residents and businesses of a community, including the provision of water, wastewater disposal, solid waste disposal, and electricity. In addition to the services being essential to residents and businesses, utilities impact the future growth and sustainability of any community.

Drinking Water and Wastewater Services. The original Seabrook Island water system was installed by the initial developers of Seabrook Island in 1971. Soon afterwards these utilities were turned over to the private company Heater of Seabrook, LLC. This company operated and managed the water system until the utility company was purchased by the Town of Seabrook Island in 1995. This purchase required the simple majority vote of Seabrook Island property owners *who lived on the island*, and many of these Seabrookers helped with the financing by purchasing bonds. Soon after taking control of the utility company, the Town passed an ordinance to create the Seabrook Island Utility Commission (SIUC), with the primary responsibility of the commission being to oversee all drinking water distribution and wastewater treatment on Seabrook Island. Also in 1995, the Town contracted with the global professional services corporation Louis Berger to provide on-site operations management and employees to operate and maintain all Seabrook Island water and wastewater facilities. The Town currently continues to contract with Louis Berger to provide these services.

The clean water distributed to the Town is initially treated by the Charleston Water System. This water is then pumped onward to the St. Johns Island Water Company located on Johns Island, who then pumps the water to Seabrook Island. Once the clean water makes it to the island, it is held in three 500,000-gallon storage tanks. Two of these tanks are located at the municipal wastewater treatment facility located at 2902 Seabrook Island Road, and the third is located in the elevated tank near the fire station located at 3025 Captain Sam’s Road. The water in this elevated tank provides



Seabrook Island Water Tower
Photo Source: www.louisberger.com

the pressure necessary for water distribution throughout Seabrook Island.

There is a water master meter located near the roundabout junction of Betsy Kerrison Parkway and Seabrook Island Road. St. Johns Water company bills the Town for all water that passes through this master meter, and in turn, the Town bills its “customers” based on local meters monitoring water use on individual properties. Louis Berger provides the billing services for the Town, including handling payments, budgeting, accounting, meter-reading, billing and collection services.

The potable water distribution system physical facilities include water storage tanks, pump stations, distribution lines and water meters. The distribution system received a \$2.0 million upgrade in 2006, adding the two 500,000-gallon ground storage tanks, a high service pump station, 20,000 linear feet of 20-inch water main and 17,800 linear feet of 16-inch water main.



Seabrook Island Utility Commission Water Reservoir
Photo Source: Sue Holloman, *Tidelines*, July 2018.

All wastewater leaving homes and businesses on Seabrook Island is treated at the municipal water treatment facility. While this water is not potable, it meets the standards for irrigation use and is pumped from the treatment plant to ponds on the island to be used in irrigation on the golf courses.

The physical facilities that make up the wastewater treatment system include collection lines, lift stations and the central wastewater treatment plant. The plant contains aeration basins, clarifying tanks, chlorine contact holding basins and a twenty-million-gallon reservoir. In 2008, the wastewater treatment facility received a \$2.2 million FEMA Pre-Disaster Mitigation Grant that funded upgrades to help stormproof the plant from a 500-year coastal storm surge. In 2013, the treatment plant received a \$1.7 million upgrade and expansion to provide a safer system of wastewater treatment, improve plant performance and protect public health. The system currently provides service to all of Seabrook Island and the off-island commercial and residential



developments of Freshfields, Kiawah River Estates and Cassique. According to the SIUC, there are many years of capacity left in the current system, which includes taking into consideration any anticipated additional development on Seabrook Island.

Stormwater System. Recent hurricanes and flooding have highlighted the important role of stormwater systems in the Lowcountry. The Seabrook Island Property Owners Association (SIPOA) owns and maintains approximately 71,000 linear feet (LF) of the approximately 127,000 LF of stormwater pipe on Seabrook Island. This system conveys surface drainage, and is a completely separate system from the wastewater treatment system maintained by the SIUC.

The Town of Seabrook Island's Comprehensive Beach Management Plan (BMP) provides a good description of how the system handles stormwater runoff. The BMP notes that Seabrook Island is fortunate that its roads, golf courses, private properties and other surfaces that generate storm water runoff into a system of storm drains empty into marshes and ponds and not onto or across the beaches. Even in the case where properties are adjacent to the beach, such as some residential lots, the Seabrook Island Club commercial property, and the St. Christopher Camp facility, most of the runoff from that portion of the property that tilts towards the beach is absorbed by a deep sandy base before it reaches the beach.

SIPOA has been engaged in a stormwater rehabilitation program since 2004. In the past, this program has primarily focused its resources on rehabilitating older corrugated metal pipes that cross roads and are in known poor condition. In 2016, a Stormwater Rehabilitation Program Report was prepared for SIPOA. While the report noted that SIPOA's rehabilitation efforts have served as an effective strategy in previous years, since the condition of all of the pipes in the system vary greatly, future stormwater rehabilitation efforts should be based on two characteristics; pipe condition and impact from failure. The report recommends a new method of pipe

rehabilitation based on the use of a prioritization matrix. The new method allows the condition and the impact from failure to be taken into account, and will make the pipe rehabilitation recommendations more accurate than in the past. The report includes prioritized recommendations, including cost projections, and serves as a guide for future stormwater rehabilitation efforts.

SIPOA Properties. The purpose and business of SIPOA is to preserve the Property values and the quality of life in the Seabrook Island Development. Many properties within the Seabrook Island Development have been deeded, leased or otherwise conveyed to or held in trust for the benefit of SIPOA or Property Owners. These properties include private roads, bridges, parks, playgrounds, beaches, open space, rights-of-way, and easements. A primary responsibility of SIPOA is to acquire, construct, manage, maintain and care for these properties, including land, structures, systems and equipment, for the general benefit of the property owners.

Electricity. Berkeley Electric Cooperative is the non-profit electricity provider to Seabrook Island. The utility is the largest electric cooperative in South Carolina, and currently serves the needs of Seabrook Island from its Johns Island District Office located at 3351 Maybank Highway. Construction of a new district office located on Main Road on Johns Island has recently broke ground. The new office will be located on a larger site, and has been designed to meet the future electric needs of the district, including better response times during power outages.

As a non-profit, the primary Berkeley Electric Cooperative goal is to support the growth and economic development of the communities they serve. The utility provides consistent service on a daily basis, and has continued to show improvement in response time to reported power outages. The utility plays an important role in the Town's Emergency Response and Recovery Plan, including communicating directly with the Town's emergency operations official regarding expected power outages and restoration. As a response to increased flooding and hurricane threats in recent



years, the Town of Seabrook Island, the Seabrook Island Property Owners Association (SIPOA), and Berkeley Electric Cooperative have been working together to identify the necessary steps to improve the Town's emergency preparedness.

Solid Waste Disposal and Recycling. The Seabrook Island Property Owners Association contracts for waste collection and maintains the garbage and yard debris collection schedule for all single family and multi-family dwelling units within the association. Weekly curbside pickup of household garbage, recyclables and yard debris is available to single family homes. Back door service and centralized pickup of household garbage and recyclables is available to multi-family villas and condominiums. Twelve times per year pick up of brown goods (larger household materials such as furniture and computers) and white goods (heavy consumer durables such as air conditioners and refrigerators) are scheduled for pickup for both single family homes and multi-family villas and condominiums.

Hazardous materials are accepted at the SIPOA Maintenance Facility located at 292 Seabrook Island Road. A garbage compactor is also available at this facility for the convenience of property owners and tenants. In addition, Charleston County staffs a recycling convenience center and drop site at 1558 Liberia Road on Wadmalaw Island. This convenience center accepts a wide range of trash, yard debris and recyclables, and is available to all residents of Charleston County.

In June 2018, the Town awarded a debris management services contract with the Tennessee-based civil contractor Phillips & Jordan to provide timely debris clean up following natural disasters. This is a standby contract, and potential services will include clearing debris from roads and rights-of-way, debris clean-up, separation, removal, processing, and disposal, sand/soil/mud removal from roads and rights-of-way, temporary office space for Town functions, project management assistance, and other services as directed by

the Town to eliminate immediate threats to public health and safety and/or threats of significant damage to public or private property.

Rostan Solutions, under a separate contract, will provide the on-call debris removal monitoring services. The services provided by Rostan Solutions is independent of Phillips & Jordan, and this independent monitoring activity is a requirement for Federal Emergency Management Agency (FEMA) financial reimbursement for all emergency and major disaster declarations. A similar contractual arrangement is in place between Phillips & Jordan, Rostan Solutions and SIPOA with regard to debris clean-up and monitoring behind the gate.

Communication. Seabrook Island has two main wired providers: XFINITY from Comcast and AT&T (BellSouth) Internet. Both of these companies provide residential internet access that covers most areas of Seabrook Island. Comcast Cable and AT&T (BellSouth) have non-exclusive franchise agreements with the Town, and the Town collects a franchise fee for cable and internet services associated with each. HughesNet is an additional residential internet provider. There are five mobile internet providers on Seabrook Island: AT&T Wireless, Sprint, Verizon Wireless, Cricket and T-Mobile.

Public Safety and Security

The Town of Seabrook Island does not operate its own police or security force. There are three entities that provide security and law enforcement in some capacity for the Town: The Charleston County Sheriff's Department, private security contracted by SIPOA, and beach patrol contracted by the Town.



Charleston County Sheriff's Department. The Charleston County Sheriff's Department provides investigative support, and the Town is within the department's West Patrol District. While the department responds to 911 calls, detects and apprehends offenders, and responds to the law enforcement needs and expectations of the Seabrook Island community, the department does not actively patrol beyond the security gate on Seabrook Island. Security beyond the gates is provided by a security firm privately contracted by SIPOA.



Additional Charleston County Contracted Services. The Town also contracts with Charleston County for other public safety and security services. These services include building permitting and code inspections, roads and drainage (outside the gates), and mosquito control. In addition, the South Carolina Department of Health and Environmental Control (SCDHEC) is responsible for issuing water and coastal permits as well as stormwater permits.

SIPOA Security. As stated in the SIPOA Protective Covenants, one primary purpose of the association is to protect property values and quality of life in the Seabrook Island development by "providing for the health, safety, security and welfare of property owners". The SIPOA Rules and Regulations, which are based on the protective covenants, state that "security is authorized to observe and take reasonable steps to prevent trespass, property damage, personal injury, theft, vandalism, nuisance, disturbance, or failure to adhere to these Rules and Regulations". As of October, 2017, SIPOA has contracted with the private security firm Norred and Associates to provide these patrol and security services.

The security firm ensures 24-hour security by staffing the security gate and maintaining continuous patrol behind the gate in three daily 8-hour shifts. The security gate serves as the only land-based

entrance point onto the Seabrook Island Development, and provides two lanes of access. The "barcode lane" provides access to those property owners, contractors, and other authorized individuals who have been issued a barcode that is automatically scanned to activate the security gate traffic control arm. The "visitor lane" requires a higher level of scrutiny, where visitors with valid gate passes are waved through, while those without gate passes are verified for access utilizing the gates computer software system or by security directly contacting the "sponsors" identified by the visitor.

State law empowers private security officers to make arrests for observed offenses on the Property they are protecting for violations of State Laws. Violators of State Laws within the SID are subject to arrest and detention until turned over to Charleston County law enforcement officers. Security may also issue citations for any violation of the SIPOA Rules and Regulations. These citations can be in the form of a warning notice, or for some initial and repeated violations, may result in a monetary assessment ranging from \$50 to \$1,000. Security officers can cite an individual for violating a wide range of rules and regulations, including traffic and vehicle rules, use of SIPOA Amenities, environmental protections, property maintenance and code of conduct standards.

Seabrook Island Beach Patrol. The Town recently began contracting with Island Beach Services, LLC, to provide beach patrol on Seabrook Island. This company is made up of trained professionals who have been commissioned as Seabrook Island code enforcement officers. They are responsible for keeping beachgoers safe and enforcing town ordinances and leash laws. In 2018, the patrol season extended from April 1 to September 4, and for the remainder of the year SIPOA Security will patrol the beach. The contract is partially funded through the Accommodations Tax, and the company provides Town Hall with weekly status reports.



Emergency Response - Fire and EMS



Seabrook Island Beach Patrol

Photo Source: Sue Holloman, Tidelines, June 2018.

Seabrook Island Public Safety Committee. The Town of Seabrook Island maintains a Public Safety Committee as a standing committee consisting of one councilmember serving as the Town's Public Safety Official, plus additional at-large members to be determined by the assigned councilmember and approved by the town council. The Public Safety Committee meets monthly and reports to Town Council. A primary role of the committee is to periodically review the Town's Comprehensive Emergency Plan and make recommendations to Town Council for updates and improvements to the Plan. Additional information regarding emergency preparedness and the Town's Comprehensive Emergency Plan is provided later in this chapter.

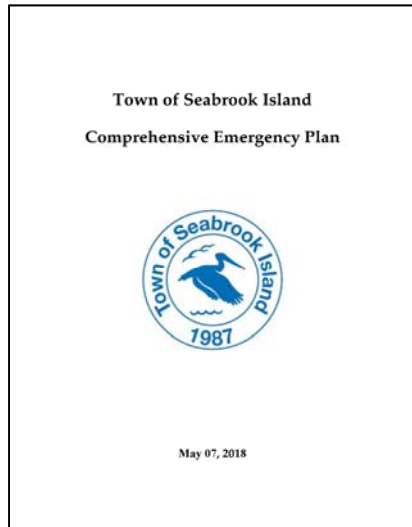
St. Johns Fire District. The South Carolina Legislative Act 369 created the St. John's Fire District in April of 1959. The District is comprised of four barrier islands (Johns, Kiawah, Seabrook and Wadmalaw) covering a land mass of approximately 185 square miles. The district has seven fully staffed fire stations including Fire Station 2, located on Seabrook Island at 3025 Captain Sam's Road. The St. John's Fire District is under the command of one battalion chief, and is governed by a nine-member commission which is appointed by the Governor based on recommendations by Charleston County Council. Seabrook Island has representation on this commission, which participates in monthly commission meetings and other functions as necessary.

The Seabrook Island Fire Station maintains Ladder 702, a 2013 Pierce Impel 75' aluminum ladder truck housed at the fire station, and Marine 701, a 2012 Metal Craft Marine Fire Brand 28 fire boat, housed at the Bohicket Marina. In responding to emergency calls on Seabrook Island, the crew for Ladder 702 consists of an engineer (driver), two firefighters, and a captain. Approximately 80 percent of these calls are medical related, and at least one member of the responding crew is EMT Certified. The St. Johns Fire Boat is under the operation of the Seabrook Fire Station and works closely with the Coast Guard to respond to rescue or fire events on marine craft. There is always one member of the crew at the station certified to operate the fire boat.

The crew works 24-hour shifts, and those not EMT certified are in the process of attaining the certification. Every crewmember receives medical training from the St. Johns Fire District headquarters every three weeks. In addition, each crew member has basic cardiac and trauma training and experience with AEDs (automated external defibrillators), EpiPen® and NARCAN®.



Charleston County Emergency Medical Services (EMS). The Charleston County EMS Department is responsible for the provision of EMS throughout Charleston County, which includes the Town of Seabrook Island. Over the last 12 months, the system responded to approximately 57,000 9-1-1 calls for service countywide.



Services are provided with a fleet of more than 24 paramedic staffed ambulances, 12 paramedic staffed quick response vehicles, and an assigned operational workforce of over 200 EMS personnel. All response units feature Automatic Vehicle Location (AVL) equipment, a GPS-based system that allows the Charleston County Consolidated Dispatch Center to dispatch the closest available units to any incident. This equipment includes an integrated application for both navigation

and routing. The Charleston County EMS Department has been acknowledged as a leader in the provision of pre-hospital emergency care, receiving the South Carolina’s EMS Award of Excellence and being recognized as the 2010 National EMS System of the Year.

Consolidated 911 Center. Based on requests of public safety/community leaders and recognizing response delays inherent in having multiple 9-1-1 call taking and dispatching operations in the County, the Charleston County Consolidated 911 Center was formed through an Intergovernmental Agreement authorized by County Council. The Consolidated 9-1-1 Center is a 38,000 square foot facility housed together with the County’s Emergency Operations Center (EOC), and currently has a total call volume of over 1 million calls per year. The center dispatches for

nearly twenty agencies, including the following agencies that respond to emergencies on Seabrook Island:

- Charleston County Sheriff’s Office;
- Charleston County Emergency Medical Services;
- Charleston County Volunteer Rescue Squad; and
- St. Johns Fire District.

AirMedCare Services. The Town of Seabrook Island recently contracted with AirMedCare to provide air ambulance services to its residents. According to the cost agreement, for a nominal annual cost to the Town, AirMedCare agrees to accept as full payment whatever a resident’s medical insurer allows as payment for air transport. Air ambulances most commonly carry patients with traumatic injuries, pregnancy complications, heart attacks, strokes and respiratory diseases. On-scene doctors, firefighters or paramedics must make the call on whether air transport is medically necessary.

Emergency Preparedness

The Comprehensive Emergency Plan. The Town of Seabrook Island maintains and periodically updates a Comprehensive Emergency Plan. This Plan, most recently updated in May of 2018, provides strategies and fundamental elements of response and recovery originally prepared through a series of planning meetings with the Mayor, Town Council, Town Administrator, the Seabrook Island Utility Commission, and others as necessary. While updates and improvements to the Plan are adopted by Town Council, it is the Town’s Public Safety Official, along with other members of the Public Safety Committee, that take ownership, maintain and test the Plan.

This Plan addresses the responsibilities of the Town’s personnel, elected and appointed officials, and services provided to its residents. However, as stated in the Plan, “this Plan does not attempt to address the individual responsibilities and preparations



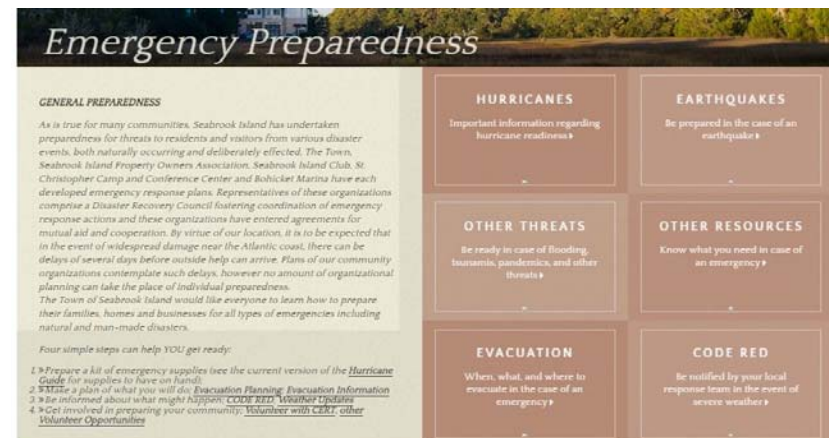
required by the Town’s residents or other entities, such as the Property Owners’ Association (POA), The Club, or Camp St. Christopher. Those individuals and organizations are responsible for their own plans and efforts.” While this language clarifies the intended scope of the Town’s Comprehensive Emergency Plan, it clearly understates the important work of Seabrook Island’s Disaster Recovery Council. This Council’s membership includes representatives from Town government, SIPOA, Seabrook Island Club, Seabrook Island Utility Commission, Camp St. Christopher, the St. Johns Fire District Commissioner, and the Community Emergency Response Team (CERT). The Disaster Recovery Council has worked cooperatively for several years to test and improve the Town’s Comprehensive Emergency Plan. The Council’s primary function is to provide an overview of recovery following an emergency. They also focus on improving disaster recovery by conducting training scenarios twice per year and holding “lessons learned” meetings following all emergency recoveries.

The Comprehensive Emergency Plan includes a detailed risk assessment, a business impact analysis, a thorough description of the Town’s responsibilities during emergency operations, and detailed reference information that ranges from emergency role assignments and Town Hall shut down procedures, to templates used to communicate with the community. The Plan also includes each of the emergency response memoranda of understanding (MOUs) created between the Town and entities represented on the Disaster Recovery Council. There are various threat-specific plans included in the Comprehensive Emergency Plan, including an Emergency Response and Recovery Plan, Hurricane Plan, Earthquake Plan, Tsunami Plan, Pandemic Plan, and Hazard Mitigation Plan. The Comprehensive Emergency Plan is available for download from the Town of Seabrook Island website.

The Emergency Preparedness Webpage. The homepage of the Town of Seabrook Island’s website provides a direct link to the Town’s Emergency Preparedness webpage, which is specifically

designed to provide emergency preparedness information for Seabrook Island residents and visitors. Emergency readiness information available from this webpage includes the specific steps the Town encourages all residents and visitors to take to prepare themselves for threats from various disaster events, including preparing personal emergency supply kits and evacuation plans, how to sign up for the CodeRED community alert system, and the available emergency response-related volunteer opportunities.

The Community Emergency Response Team (CERT). Also included on the town’s Emergency Preparedness webpage is



Emergency Preparedness Homepage

Source: www.townofseabrookisland.org/emergency-preparedness/

information on how to become a Seabrook Island Community Emergency Response Team (CERT) volunteer. The CERT is comprised of volunteers willing and trained to render first response assistance. Volunteers are trained in basic disaster response skills, such as fire safety, light search and rescue, team organization, and first response aid for injured persons. This team of volunteers play a critical role in the Town’s emergency response preparedness, as CERT members are ready to deploy following an event when professional responders are not immediately available to help.



Private Recreational Facilities

Many of the community facilities on Seabrook Island providing recreational amenities to Seabrook Island residents are maintained and operated by either the Seabrook Island Property Owners Association (SIPOA) or the Seabrook Island Club (SIC). These types of facilities include two beaches (Atlantic Beach and Edisto Beach), community pools, golf, tennis, soccer, volleyball courts, basketball courts, equestrian activities, walking trails, bike paths, a small boat ramp for canoes and kayaks, a fishing and crabbing dock, an observation tower, a children's playground, and recreation centers. As a resort community, these recreational amenities play an important role in the culture of Seabrook Island. In recognition of this, the detailed description of recreation-related community facilities is addressed in the Cultural Resources Element of this Comprehensive Plan Update.

Off-Island Community Facilities

In addition to Charleston County Sheriff and EMS, there are other community facilities located off Seabrook Island that provide services available to its residents. These include educational facilities, library facilities, and public parks and recreation facilities.

Educational Facilities. Charleston County School District (CCSD) is divided into eight constituent districts educating a combined total of nearly 50,000 students in 48 elementary schools, 132 middle schools, 12 high schools, four alternative schools, and nine charter schools. All of Seabrook Island is within Constituent District 9, and the home school options for elementary, middle and high school are all located on Johns Island:

- *Mt. Zion Elementary School*, located at 3464 River Road and serving Child Development/Pre-Kindergarten through 5th grade.
- *Haut Gap Middle School*, located at 1861 Bohicket Road and serving 6th through 8th grade. This school also serves as a partial magnet school with a focus on academic studies

in English and the STEM (Science, Technology, Engineering and Mathematics) Program.

- *St. John's High School*, located at 1518 Main Road, and serving 9th through 12th grade.

There are also private education facilities (K-12) available to Seabrook Island residents. Private educational facilities are not regulated by the South Carolina Department of Education or by the Charleston County School District. Of the 44 private schools in Charleston County educating 9,430 students, 70 percent of the schools are religiously affiliated. The average private high school tuition in Charleston County is \$14,443 per year, as compared to a national average of \$13,524. Sixteen of the private schools in Charleston County meet the accreditation criteria of The South Carolina Independent School Association (SCISA), including the Charleston Collegiate School located on Johns Island and serving Pre-school through 12th grade.

There are more than 25 institutions of higher learning in the Charleston region, including five schools with enrollments in excess of 1,000 students:

- *Trident Technical College* – a public school offering 2- and 4-year specialized programs with a current enrollment of 17,489 students;
- *The College of Charleston* – a public school offering liberal arts education, 7 programs of study and 17 masters programs with a current enrollment of 10,000 undergraduate students and 1,500 graduate students.
- *The Citadel* – a public school offering study under a classical military system to 2,300 undergraduate students, and another 1,000 students attending the civilian evening and online Citadel Graduate College;
- *Charleston Southern University* – a private school offering 33 majors as well as masters programs in business administration, criminal justice and education with a current enrollment of 3,362 students; and



- *Medical University of Charleston* – providing medical degrees to over 2,600 students through the Colleges of Dental Medicine, Medicine, Graduate Studies, Health Professions, Nursing, and Pharmacy.

Many of these institutions, including Trident Technical College, the College of Charleston and The Citadel, provide Continuing Education (noncredit) programs and courses across an array of fields and disciplines. While some of these courses lead to nationally recognized professional certificates, others are designed to challenge and stimulate lifelong learners. Under broad topics such as healthcare, personal enrichment, and computer information and technology, there are local continuing education classes such as CPR and First Aid, Floral and Interior Design, and Digital Photography.

Library Facilities. The Charleston County Public Library (CCPL) is an independent authority component of Charleston County Government that was established by the State of South Carolina Legislature to provide library services to the residents of Charleston County. A County Council-appointed Board of Trustees directs library activities, and CCPL currently provides resources for every age group, from infants to retirees, at 16 branch locations and through bookmobile and online services. Library branches serve the informational, educational, cultural and recreational needs of the community in which they are located.

The closest CCPL branch library is the John's Island Regional Library located at 3531 Maybank Highway. The 16,000 square foot regional library was opened in 2004. The facility provides an auditorium, a smaller conference room and a children's story hour room. The collections are comprised of nearly 92,000 volumes, DVDs, videos, books on CD and music on CD. Approximately 40 computers serve the communities of John's Island, Kiawah, Seabrook and Wadmalaw.

However, the most convenient library available to Seabrook Island property owners and their guests is the lending library located on Seabrook Island at The Lake House. This wonderful resource has continued to grow over the years thanks to generous donations from the Seabrook Island community.

Public Parks and Recreation. As stated earlier in this chapter, there are many private recreational amenities on Seabrook Island maintained and operated by either the Seabrook Island Property Owners Association (SIPOA) or the Seabrook Island Club (SIC), and these amenities are described in detail in the Cultural Resources Element of this Comprehensive Plan. Residents of Seabrook Island also have convenient access to a beach park and regional park provided through the Charleston County Parks & Recreation Commission (CCPRC)

The CCPRC is set up as a special district, meaning they are a separate governmental entity rather than a department or division of Charleston County Government, nor the State of South Carolina. The CCPRC features over 11,000 acres of property and includes four regional parks, three beach parks, four seasonally-lifeguarded beach areas, three dog parks, two landmark fishing piers, three waterparks, a historic plantation site, 19 boat landings, a skate park, a climbing wall, a challenge course, an interpretive center, an equestrian center, vacation cottages, a campground, a marina, as well as wedding, meeting, and event facilities. The park system also offers a wide variety of recreational services including festivals, camps, classes, programs, volunteer opportunities, and more. The two parks within the system that are closest to Seabrook Island are Kiawah Beachwalker Park located at 8 Beachwalker Drive, and the Johns Island County Park, which includes the Mullett Hall Equestrian Center.

Kiawah Beachwalker Park, located on the west end of Kiawah Island, offers ocean frontage and a river view, along with the only public beach access on Kiawah Island. The park is operated through a cooperative agreement between Kiawah Development



Partners, Charleston County Council, and the Charleston County Park & Recreation Commission. Year-round amenities include a dressing area, vending machines, picnic areas with grills, a boardwalk and handicap accessible ramp, and restrooms. During summer months, amenities are expanded to include beach chair and umbrella rentals, lifeguards, outdoor showers, and a snack bar. The park's access, parking and erosion issues are currently being evaluated, and one capital project identified for the park is the replacement of the existing boardwalk.

The 738-acre Johns Island County Park offers miles of wooded trails for equestrians, walkers, and runners, serves as host site for competitive horse shows at its Mullet Hall Equestrian Center, and offers a six-target archery range and 20-target 3-D course. The park also serves as a venue for weddings, animal exhibitions/shows, festivals, craft shows, and car expositions. Long term plans for the park include more accessible open space, a dog park, and further investment into the equestrian center.

7.3: COMMUNITY FACILITIES ELEMENT GOAL

Element Goal

Coordinate and cooperate with all public and private Seabrook Island entities to ensure the well-being of residents and visitors through the provision of superior community facilities, the assurance of high quality emergency preparedness, and the promise of a safe and secure island community.

Community Facilities Element Needs:

- Cooperate and coordinate with all private and public organizations on Seabrook Island for the provision of essential community services and facilities;
- Ensure the health and safety of Seabrook Island residents and visitors through a continuation of the Town's efforts to prepare for future emergency and disaster events;
- Cooperate with the Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (SIC) in identifying and achieving identified community goals; and
- Work cooperatively with SIPOA and other entities to continue to ensure quality and dependable security for residents, non-resident property owners and visitors.
- Formalize an agreement for the access and long term maintenance of the shared use path that flanks Seabrook Island Road along Seabrook Island's entryway.
- With Town Hall at functional capacity, there is a need for increased administrative space to allow for the expansion of



Town services. Consideration should be given to a shared facility appropriate to meet the needs of both the Town and SIPOA administrative staff, and also serves as the official Seabrook Island Visitors Center.

7.4: COMMUNITY FACILITIES 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. Coordinate with all public and private organizations for the provision of essential community services.
2. Monitor, sustain and revise as necessary, all emergency preparedness plans, and communicate such plans to property owner and visitor populations.
3. Work to ensure an environmentally sustainable system of parks and open spaces are developed and maintained.
4. Maintain professional development and training for Town Council, Boards, Committees and Staff.
5. Work cooperatively with all public and private organizations in seeking funding opportunities to improve and expand public and private facilities and services.
6. Collaborate with Charleston County Emergency Medical Services and St. John's Fire District emergency personnel to ensure Town residents are serviced efficiently.
7. Encourage medical groups to become permanently established in closer proximity to Seabrook Island to provide adequate medical facilities for residents.
8. Encourage Alternative energy sources such as wind and solar energy systems, where appropriate.
9. To ensure long term viability of the existing multiuse path that extends from the Freshfields traffic circle to the security gate, the Town and relevant property owner(s) should record a pathway easement that includes a statement of maintenance responsibilities.
10. Evaluate, and improve as needed, the handicap accessibility to all public access facilities in the Town.
11. Appoint a task force or committee to evaluate the feasibility of creating additional administrative space through the construction of an attached annex facility, or an entirely new administrative building. The evaluation should include consideration of a joint Town/SIPOA administrative facility.
12. Work with Charleston County to improve efficiency and coordination of services provided to the Town.
13. Gain more control and understanding of the legal commitments associated with extending utilities to areas outside the Town's jurisdiction.