

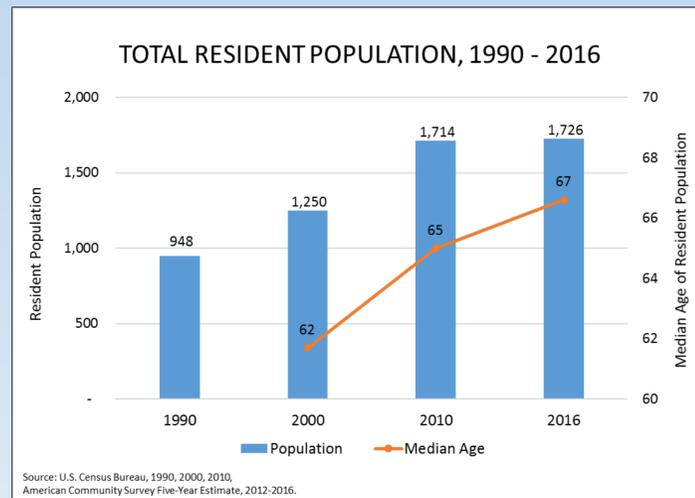
Element Goal

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.

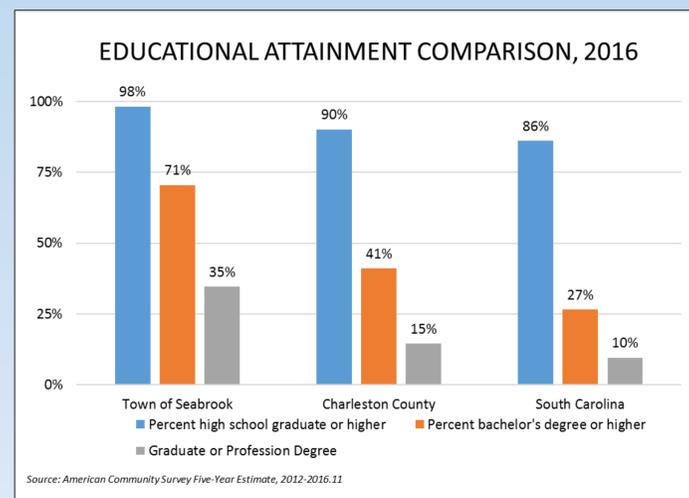
POPULATION ELEMENT

Element Needs

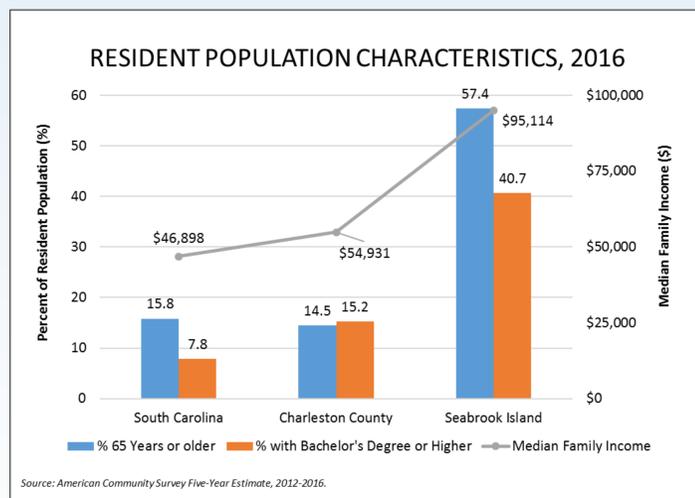
- The non-resident population fluctuates dramatically on a seasonal basis creating the need for different facilities and services.
- The resident population tends to be older, more affluent, and better educated than national, state, and local averages, thus creating the need for different services and facilities than seen in other communities.
- 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.



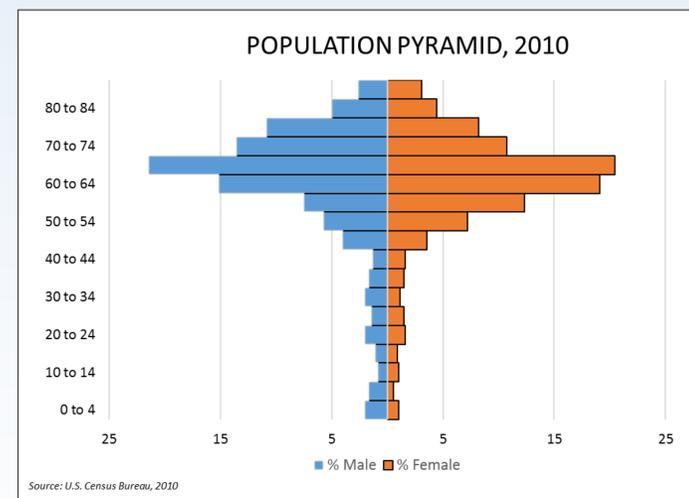
The Town's population has increased 82% from 1990 to 2016, however future growth will likely be limited by the finite number of vacant residential lots remaining. The Town's median age has increased from 62 in 2000, to 67 in 2016. Does this population trend result in a change in the types of community services and facilities needed and desired?



The resident population of the Town of Seabrook Island is more educated than both Charleston County and the State of South Carolina as a whole. While 71 percent of the Town's 25 and older population has a bachelor's degree, and 35 percent have a graduate or professional degree, statewide in this age group, only 27 percent have a bachelor's degree and 10 percent have a graduate or professional degree.



The Town exhibits resident population characteristics that differ significantly from the countywide or statewide population. 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.



The 2010 population pyramid shows at a glance how evenly split the Town is with respect to age and gender. Approximately 51.1 percent of the population is female. This population breakdown by gender is consistent with Charleston County (51.5 percent female) and the state of South Carolina as a whole (51.4 percent female).

Element Strategies

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.

- Provide residents, non-resident property owners, and visitors with a safe and secure environment and high quality community facilities.
- Develop more accurate data on property owner and visitor populations in order to assess and project the need for community services and facilities.
- Develop strategies that identify and respond to changes in population trends that result in a change in population needs and desires.
- Enhance the ability to identify and engage non-property owners living on the island, and property owners who do not live on the island.



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.

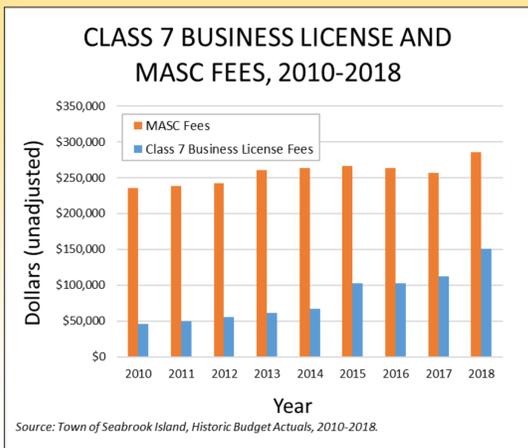
SUMMARY

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. 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. . Island-wide police coverage is provided by the Charleston County Sheriff's Department.

The Seabrook Island Property Owners Association (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.

Town Revenue

The amount of Town revenue generated from all sources fluctuate from year to year. For example, revenues from Class 8 Business Licenses (Contractors) and Permits are directly associated with construction, and as the Town has only a finite number of buildable lots remaining, these revenue streams are likely to go down over time. Offsetting these dwindling funds is an increase in both Class 7 Business Licenses (Rentals) and MASC funds. Funds from Class 7 Business Licenses have increased 266% from 2010 to 2018. While MASC funds have increased only 21% over the same timeframe, it is significant because these funds currently represent almost 14% of the entire General Fund balance.



ECONOMIC DEVELOPMENT ELEMENT

TOWN FINANCES AND BUDGET

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.

FY 2019 Town Budget – General Fund

As itemized in the adopted FY 2019 Budget, revenues associated with the General Fund can be categorized into nine revenue groupings. The General Fund is the primary operating fund of the Town. Each General Fund grouping is listed below, including the percentage of the overall FY 2019 General Fund it represents.

- Business Licenses (31.4%);
- Local Option Sales Tax (12.4%);
- Franchise Fees (11.0%);
- Interest Income (2.5%);
- Aid to Subdivisions (2.0%);
- State Accommodations Tax (portion) (1.6%);
- Planning and Zoning Fees (1.4%);
- Other Sources (1.4%); and
- Use of Fund Balance (36.3%).

Expenditures made during 2019 from unrestricted revenue will consist primarily of the following:

- Special Projects Roadway (26%);
- Payroll and Benefits (19%);
- Capital Expenditures (16%);
- Contracted Services (14%);
- Roadway Maintenance (6%);
- Professional Services (5%); and
- General Maintenance (3%).

FY 2019 Town Budget – Restricted Funds

These special revenue funds are used to account for the proceeds of specific revenue resources that are legally restricted to expenditures for specified purposes. The fund includes state accommodations tax (State ATAX) restricted for promotion and tourism of the Primary Government, county accommodations tax (County ATAX) and state alcohol tax restricted for support of tourism and tourist services or capital projects, and municipal court fines, assessments and surcharges restricted for victims' advocate services and other court expenditures. The unrestricted portion of accommodations tax received from the state is included in the general fund. Some of the restricted fund expenditures identified in the adopted FY 2019 Budget include funding for Beach Patrol services, Fourth of July Celebration, the 2019 Billfish Tournament, Alan Fleming tennis Tournament, the Charleston Symphony Concert, and capital upgrades to beach signage.

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;
- Continue to advocate for local control over business licenses.

Element Strategies

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. Improved public access to promotional materials and tourism information for prospective visitors and homebuyers.
2. Develop strategies to create new revenue streams when and if needed.
3. Use the Town's utility system as a means to promote economic development.
4. Monitor the South Carolina Legislature and potential impacts on Town revenue.
5. Pursue a more business-friendly environment by streamlining the licensing and permitting process.

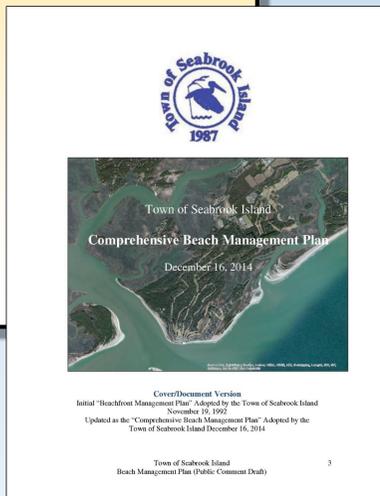


Element Goal

Maintain Seabrook Island's environmental integrity and natural beauty through the continuation of sustainable actions that ensure that natural systems and built structures protect habitats, create a healthy environment, and promote energy efficiency.

Beach and Dune Preservation

Oceanfront beach and dunes serve several important functions. These include storm protection for upland areas, habitat for a variety of plant and animal species, nesting habitat for sea turtles and recreation for Town residents, property owners and visitors. The management and preservation of Seabrook Island's beaches and dunes is a continual process, and a recent comprehensive update to the 20-plus year old beach management plan has given the Town, SIPOA, the Seabrook Island Club, and the St. Christopher Camp and Conference Center a better understanding of the issues and needs, and a clear and purposeful set of goals and implementation strategies.



Maritime Forest Preservation

Inland from the beaches and dunes, the interior of Seabrook Island is dominated by a maritime forest ecosystem. Soon after the Civil War, the sea-island crops that had dominated much of the Seabrook Island landscape since colonial times were abandoned, allowing land on the island to naturally and gradually reforest. Many years later, the forward thinking conservation efforts of early Seabrook Island Development leaders resulted in many of the beautiful characteristics of the maritime forest ecosystem that remain today.



NATURAL RESOURCES ELEMENT

Element Needs

- As the Town is developed, an increasing amount of the Island's natural habitat is taken away;
- Development also removes the connectivity between natural habitats, putting stress on the Island's wildlife to find alternate routes to move around the Island; and
- Continued monitoring and research of the island's ecosystems, and the wildlife species they support, in order to best prepare and revise current and future preservation studies, regulations, policies and procedures; and
- Research and monitoring data should be taken into account when planning new developments or other projects; and
- Encourage property owners and island entities to eliminate existing invasive plant species and discourage future use of these plants; and
- As one of the Island's key natural resources, the beach and dunes must be maintained and protected.

Wildlife on Seabrook Island

Approximately 33 percent of Seabrook Island is devoted to legally protected green space, recreational green spaces (horse pasture, golf courses, trails), wetlands, dry beach/dunes, maritime forest or undeveloped lots. This provides an excellent habitat for a diverse mix of flora and fauna.

While the maritime forest, maritime shrub thicket, and even the dune fields provide the ideal habitat for many land animals including deer, fox, squirrel, bobcat and coyote, the island's tidal creeks and marshes serve as nurseries and food sources for a myriad of salt water species, from microscopic to huge herons, pelicans, raptors and dolphins.



Element Strategies

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. Pursue the goals, and support and promote the implementation of strategies contained in Section 6 of the Town of Seabrook Island Comprehensive Beach Management Plan.
2. Complete the Island's development in a way that maintains the Island's environmental integrity and natural beauty and is consistent with the Vision of the Town.
3. Develop and maintain an environmentally sustainable system of parks and open spaces which provide access to the beach and river; preserves, protects and enhances natural resources; and meets the diverse recreational needs of the Town's population.
4. Maintain the existing quality of the natural resources on Seabrook Island, as well as the waters and marine environment surrounding the Island.
5. Maintain, expand and support public education, outreach programs, and natural resource preservation volunteer groups.
6. Support the strategies and recommendations included in the Primary and Secondary Seabrook Island Natural Resource Preservation Documents listed in Section 5.2 of this Natural Resources Element.
7. Develop a Community Resilience Plan that is periodically updated and identifies the potential impacts and appropriate mitigation efforts necessary to improve the Seabrook Island community's resilience to hazards or changing conditions.



Element Goal

Support the continuation and expansion of activities and events that ensure the diverse cultural interests of the Town's residents and visitors, including outreach events directed at neighboring communities, and identification, preservation and protection of archaeological and historic resources.

Cultural Opportunities through Volunteerism, and Social and Special Interest Groups

Volunteerism. The Discover Seabrook Volunteer Opportunities webpage (www.discoverseabrook.com/live-here/volunteer/) lists Seabrook Island volunteer opportunities, complete with a link to the volunteer organization website, the volunteer tasks associated with the organization, the overall mission of the organization and whether the organization/volunteer duties are located on or off the island. Currently, over 20 volunteer organizations are listed on the volunteer webpage, including Barrier Island Free Medical Clinic, Exchange Club, Lowcountry Orphan relief, Pet Helpers, and Seabrook Island Turtle Patrol.

SIPOA Special Interest Groups. Another Discover Seabrook webpage (www.discoverseabrook.com/live-here/social-groups/) is dedicated to Seabrook Island's social and special interest groups.

The long list of groups available to Seabrook Island community members truly provide something for everyone. As noted on the webpage, "there are groups for those with a penchant for games (such as Mahjongg Mavens and the Social Bridge club), nature (such as the Seabrook Island Natural History Group, Garden Club and Turtle Patrol), reading (such as the Seabrook Book Club and Exploring Books) and art (such as the Artist Guild, Seabrook Island Photography Club and the Seabrook Stitches)".



CULTURAL RESOURCES ELEMENT

Arts and Cultural Events

Seabrook Island residents and visitors have ample opportunity to enjoy local and regional arts and cultural events unique to the Lowcountry.

Local Arts and Cultural Events. There are a number of recurring local cultural events that take place on or near Seabrook Island. Seabrook Island entities sponsor many of these events, including:

- An Easter Service, Egghunt and brunch;
- The Annual Betty Cannon Golf Tournament;
- Mother's Day Celebration;
- Annual Racquet Club Championships;
- Island-wide Spring Fling and BBQ;
- Memorial Day Weekend Charleston Symphony Orchestra Concert;
- Father's Day Steak Night Dinner;
- Summer Art Show at The Lakehouse;
- Island-wide Independence Day Celebration;
- Alan Fleming Tennis Tournament;
- Island-wide Fall Halloween Festival;
- Veteran's Day Charitable Golf Outing;
- Thanksgiving Buffet;
- Annual Turkey Trot (5K Race);
- Tree Lighting at The Lakehouse; and
- Annual New Year's Eve Event



Recreational Activities

Recreational activities are abundant throughout, or within close proximity to, the Town of Seabrook Island. 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). Types of community facilities include beaches, pools, golf, tennis, equestrian activities, walking trails, bike paths, and recreation centers. These recreational amenities play an important role in the culture of Seabrook Island.



Element Needs

- Preserving and protecting the known historic areas of the Island;
- Ensuring that the cultural interests and needs of the Town's differing population components are met by providing a diversity of programs;
- Supporting the continuation and expansion of cultural events and programs in the Town, including outreach events directed at neighboring communities; and
- Improve coordination between the groups associated with cultural resources, including the Town and SIPOA Special Interest Groups. A good example of this is the continued coordination and cooperation between Camp St. Christopher and the Seabrook Island Natural History Group.

Element Strategies

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. Encourage the development of programs and services that improve the delivery of cultural activities to all of Seabrook Island and its visitors.
2. Identify options for the Town to develop a cultural resource opportunity on undeveloped property outside the gates.
3. Promote cultural events using the Town's accommodations tax revenue that is allocated to the advertising and promotion special fund.
4. Promote the creation of an arts and cultural events council.



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

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.

COMMUNITY FACILITIES ELEMENT

Element Needs

- Coordinate and cooperate 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;
- 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.

Element Strategies

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.



Seabrook Island Beach Patrol The Town recently began contracting with Island Beach Services, LLC, to provide beach patrol on Seabrook Island. They are responsible for keeping beachgoers safe and enforcing town ordinances and leash laws.



Seabrook Island Utility Commission Water Reservoir 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.



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.



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

Element Needs

- Controlling and containing growth and development consistent with the Town's Vision and the Comprehensive Plan;
- Redevelopment of the existing housing on the Island; and
- Affordability of housing.

Element Strategies

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. Encourage development of a diversity of housing stock, types and styles that meet different needs of the population.
2. Work cooperatively with SIPOA to ensure the future quality of housing stock with an emphasis on future renovations and redevelopments.
3. Ensure policies are in place that support the structural integrity of new construction.
4. Identify and amend any regulatory barriers that prevent the quality rehabilitation and renovation of existing housing.

A Brief History of Seabrook Island Residential Development

In 1969, the Episcopal Diocese of South Carolina sold to Seabrook Island Limited Partnerships (Seabrook Development Corporation) all but 230 acres of the 1,300 acres of land deeded to them by the New York philanthropist Marjorie Morawetz. 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. 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 of Seabrook Island in November of 1987. The SID Master Plan continues to serve as the governing Seabrook Island Development Master Plan.

The current SID Master Plan includes six planning areas and is approved for 1,328 single-family residential lots and 1,690 patio/villa/cluster multi-family units, for a maximum of 3,018 total units. This maximum buildout will not be realized for several reasons, including that many buildable lots are left vacant, multi-family designated areas transition to a lower density single family detached use, and areas within the master plan are not built to maximum density.

In addition to the SID, there are other residential developments within the town limits. This includes five additional planned development districts located inside the gates of Seabrook Island, and one planned development district and two condominium developments located outside the gates, but within the town limits

Housing Inventory

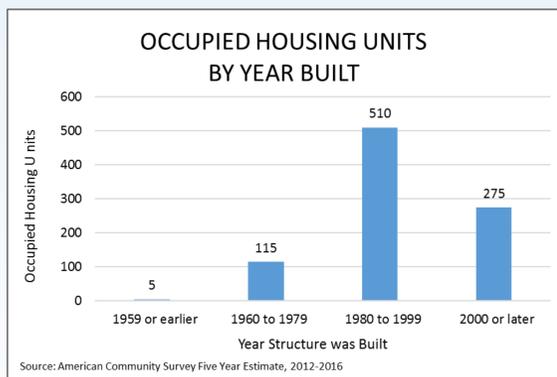
The Town of Seabrook Island housing stock can be grouped under four different categories based on building style. Three of these styles are distinctive of regime-managed "communities within a community" and are defined as villas, cottages or townhomes (although Seabrook Islanders commonly use "villas" as a reference to residential units in any of the forty-one regimes).

Villa Communities. There are thirteen "villa communities" containing 550 residential units. The building style for these villas is similar to a condominium, in that these residential units are located on more than one floor.

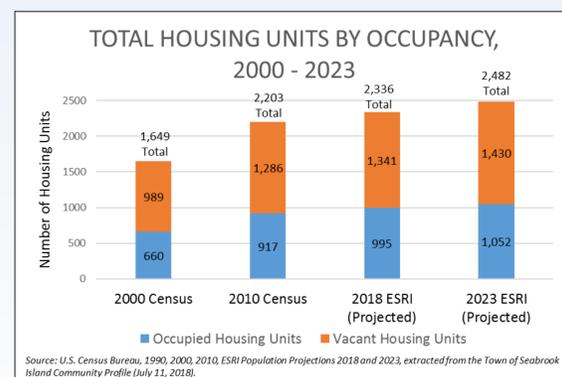
Cottage Home Communities. There are fifteen "Cottage Home Communities" containing 602 residential units. These are "stand-alone" structures not sharing any common walls, and therefore provide the privacy of a detached home with the convenience of managed care.

Townhome Communities. There are eleven "Townhome Communities" containing 231 residential units. These multi-floor units share a common wall on one or both sides.

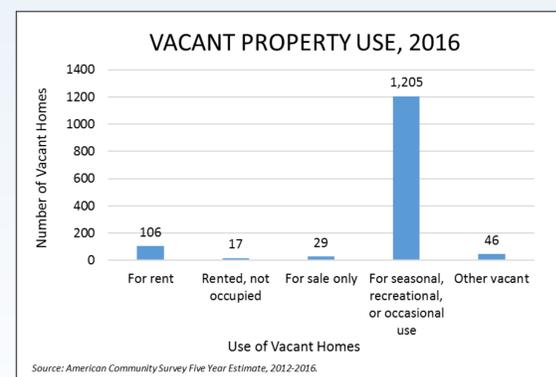
Homes. The fourth category is the remaining single-family residences that are not within a separate regime-managed community. There are approximately 1,300 homes on Seabrook Island.



According to the 2012-2016 American Community Survey, the majority of the occupied housing units (referred to as households) were built prior to the year 2000. 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.



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. The above chart provides a comparison of total housing units over time, further delineated by whether the housing units are occupied or vacant. Of the 660 occupied homes in 2000, 608 were owner-occupied (92 percent), and similarly, of the 917 occupied homes in 2010, 826 were owner-occupied (90 percent).



The number of housing units that are occupied by a property owner or long-term renter represents only about forty percent of the total housing stock. This means about 60 percent of the housing stock is considered vacant homes. The American Community Survey estimates 1,403 vacant homes on Seabrook Island in 2016, with the vast majority of these homes being used for "seasonal recreation or occasional use".



Element Goal

Maintain and enhance the existing residential and commercial character of the Town, and provide for compatible, appropriate, and high quality development and redevelopment.

LAND USE ELEMENT

Element Strategies

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. Provide for high quality, orderly, controlled development and redevelopment.
2. Encourage expansion of conservation areas, parks, recreation, and open space.
3. Thoroughly evaluate any annexation proposals.
4. Examine options available to the Town for phasing out Planned Development Districts (PDDs) and replacing with the underlying zoning district.
5. Prepare and adopt a Town of Seabrook Island Future Land Use Map that designates future land use recommendations for properties within Town Limits. As an example, the future land use designation of recreation or open space for current golf course parcels prevents such parcels from being redeveloped as a residential use in the future.
6. Apply future land use designations to extraterritorial properties eligible for annexation.
7. Work with the Seabrook Island Utility Commission to require that all extraterritorial customers agree to be annexed or agree to sign an annexation covenant.
8. In order to ensure that such actions are not construed as "spot zoning", acknowledge and potentially codify the Town's land preservation and conservation policy of approving rezoning requests of certain properties to the Agriculture-Conservation (AGC) District. This strategy may require a revision to the current definition of the AGC District.
9. Explore the feasibility of targeted rezoning and annexation opportunities in locations that are conducive to economic development.

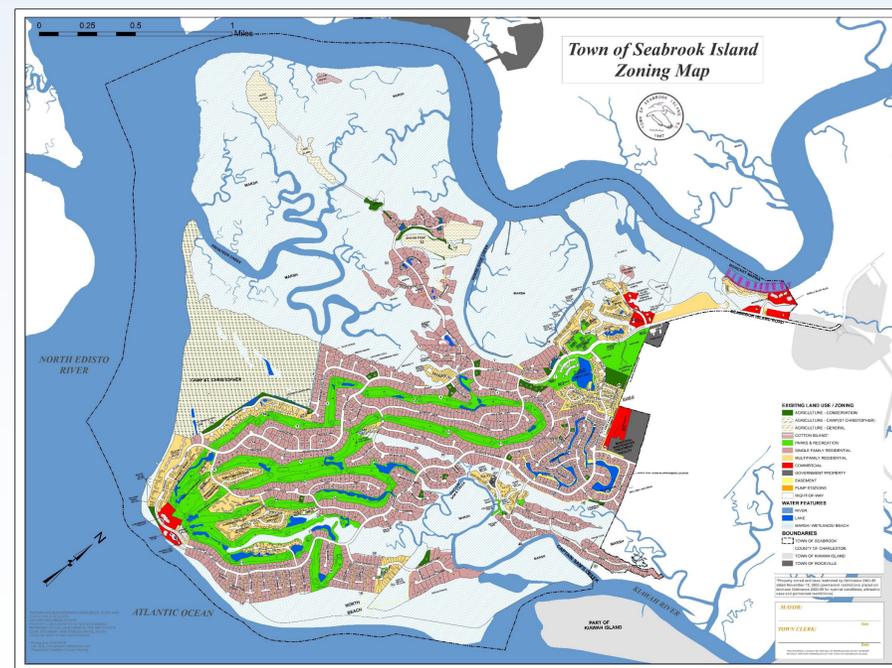
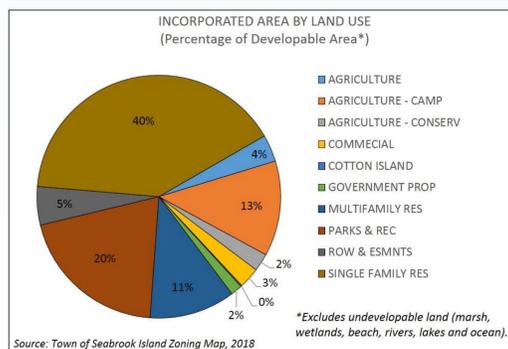
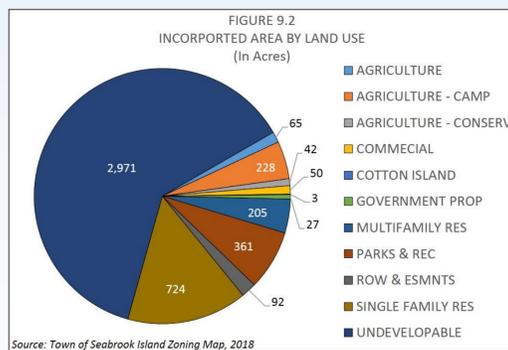
TOWN OF SEABROOK ISLAND LAND DISTRIBUTION BY USE (%)			
LAND USE	ACRES	% OF TOWN	% OF DEVELOPABLE LAND
AGRICULTURE	64.6	1%	4%
AGRICULTURE - CAMP	227.6	5%	13%
AGRICULTURE - CONSERV	42.3	1%	2%
COMMERCIAL	50.0	1%	3%
COTTON ISLAND	3.1	0%	0%
GOVERNMENT PROP	27.1	1%	2%
MULTIFAMILY RES	204.6	4%	11%
PARKS & REC	360.8	8%	20%
ROW & ESMNTS	91.9	2%	5%
SINGLE FAMILY RES	723.9	15%	40%
UNDEVELOPABLE	2970.6	62%	
TOWN	4766.5	100%	100%

The entire Town of Seabrook Island totals approximately 4,766 acres (7.44 square miles) based on the Town's Zoning Map. The table above identifies the Town's land use distribution as a percentage of the entire Town and as a percentage of developable land only.

The pie charts below present the same land use data as provided in the table. It should be noted that about 2,971 acres are identified as undevelopable. This means that 62% of the current Town Limits likely will never be developed as they are areas containing river, lake, marsh, wetlands, or beach/ocean land and water features. Also worth noting is that the land use identified as Cotton Island refers to a 3-acre island located just east of Horse Island in the extreme northwest quadrant of the Town. There are special conditions, allowable uses and permanent restrictions placed on Cotton Island by Town Ordinance 2003-09, dated November 18, 2003.

Element Needs

- To maintain the Town's residential character and natural environment;
- Develop criteria and standards that encourage future development and redevelopment consistent with the Town's Vision Statement;
- Assure that continued development is accompanied or preceded by available services and community facilities;
- Zoning and development standards are enforced in a fair and consistent manner;
- Ensure the protection of sensitive and wildlife areas into the future; and
- Balance the Town's tax base.



Town of Seabrook Island Zoning Map



Element Goal

Ensure the ongoing maintenance and improvement of the Town's multi-modal transportation system, with a focus on safety, efficiency, and compatibility with land use patterns, community character and the natural environment, while regionally supporting roadway initiatives that improve traffic flow between Seabrook Island, Kiawah Island, Johns Island, and the Greater Charleston area.

Seabrook Island's multi-modal transportation system is composed of a road network, and bicycle/pedestrian pathways. The Seabrook Island Property Owners Association (SIPOA) is responsible for the maintenance and improvement of the private roads and bicycle/pedestrian pathways located behind the Seabrook Island Development (SID) entry gate, and Landfall Way located just outside the entry gate. The Town of Seabrook Island is responsible for the maintenance and improvement of Seabrook Island Road and the adjacent bicycle/pedestrian pathway extending from the entry gate to the Freshfields Village traffic circle. Each of the remaining five named streets outside of the entry gate are privately owned and maintained by property owners' associations. While the Town is not responsible for the maintenance and replacement of any of these private roads, it is responsible for the safety and welfare of its citizens in driving these roads.

TRANSPORTATION ELEMENT



Seabrook Island Gateway Improvement Program

2016, Town Council approved the Seabrook Island Gateway Improvement Program to upgrade the portion of Seabrook Island Road that the Town maintains from the SIPOA property line at Landfall Way to the traffic circle at Freshfields Village. The two primary objectives of the program are first, to create a gateway to Seabrook Island that provides a safe passage to and from Seabrook Island with emphasis on special weather events and emergencies, and second, to enhance the appearance of the gateway through landscaping, signage and design elements.

Element Needs

- Cooperating and coordinating with all private and public organizations responsible for the quality, efficiency and safety of the local and regional road network.
- Maintaining the structural integrity and beauty of Seabrook Island Road which serves as the gateway to Seabrook Island.
- Ensuring the long-term sustainability and usability of existing pedestrian and bicycle paths and providing connections to the larger regional bicycle and pedestrian master plan.

Element Strategies

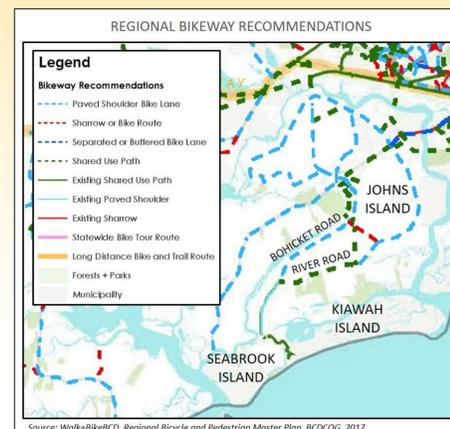
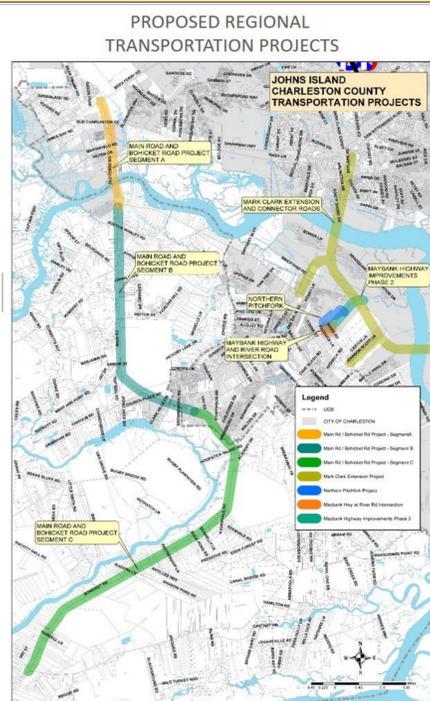
The Town should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- Promote compatibility among roadway improvements, land use patterns, community character and natural environment.
- Ensure that the Town's roadway system is properly maintained to meet the safe and efficient mobility of residents, businesses, and visitors.
- Support regional roadway initiatives to improve traffic flow between Seabrook Island, Kiawah Island, Johns Island, and the overall Charleston region.
- Support the recommendations included in the Town consultant's Entry Road Conceptual Master Plan.
- Support connecting the Town's bicycle and pedestrian pathways to the regional network included in the Walk+Bike BCD, Regional Bicycle and Pedestrian Master plan.

Johns Island Transportation Improvement Projects

← There is currently an increased focus on improving Johns Island roads to address the increased traffic congestion. The two primary chokepoints are access to and from Johns Island to the mainland using Main Road, and access to and from Johns Island to James Island using Maybank Highway. The roads are not only chronically congested during weekday rush hours, but also remain very busy throughout the day on weekends and holidays. While the congestion is further amplified by the continued residential growth on Johns Island, there are several short term and long term transportation improvement projects planned that are designed to address the issue. These road improvement projects are equally as important to the Seabrook Island community, as they too are dependent upon the Johns Island road network for regional travel.

Several plans have been prepared by various agencies to address the connection and expansion of the Greater Charleston area's regional bicycle and pedestrian network. These include the Charleston County Park and Recreation Commission's *People 2 Parks Implementation Study (2016)* and the Berkeley Charleston Dorchester Council of Government (BCDCOG) *Walk+BikeBCD Regional Bicycle and Pedestrian Plan (2017)*. The purpose of the BCDCOG plan is to guide short and long-term land-use and transportation planning decisions for a safer, more accessible region for people on foot and bike. The Plan includes region-wide recommendations, including Johns Island recommendations that would greatly enhanced the pedestrian and biking opportunities for the Seabrook Island community. →



Element Goal

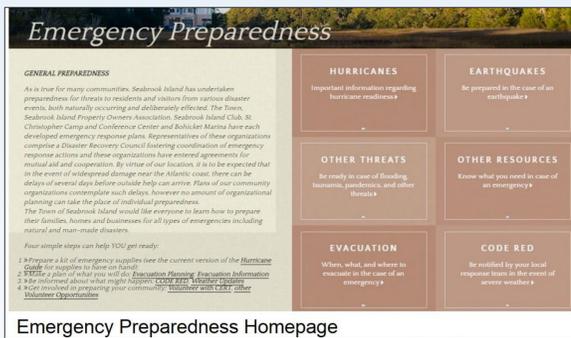
Ensure adequate facilities and infrastructure is available and properly maintained in order to meet the needs of the Town and its residents.

Priority Investments

The purpose of this section of the Town's Comprehensive Plan Update is to focus investment on the priorities identified as critical to the sustainability of Seabrook Island. The goal is to coordinate prioritization, planning, and budgeting for these priorities over a ten-year period. The Town of Seabrook Island has identified the following areas as priorities for the community: hazard mitigation and emergency management, infrastructure, and beach management and maintenance. The long term investment requirements associated with each of these priority areas supports the development of a Capital Improvement Plan (CIP), as described later in the element.

Hazard Mitigation and Emergency Management

The Town maintains a Comprehensive Emergency Plan with the stated objective of protecting human life and property, minimizing the disruption of the Town's services to its residents, and providing an effective framework to coordinate disaster response and recovery actions between Town officials and other agencies and organizations involved in the overall effort. The Town also maintains an Emergency Preparedness webpage that is continuously updated with vital information related to all aspects of mitigating and preparing for, responding to, and recovering from various disaster events. The Town, SIPOA, SIC, St. Christopher Camp and Conference Center and Bohicket Marina have each developed emergency response plans. Representatives of these organizations comprise a Disaster Recovery Council fostering coordination of emergency response actions and these organizations have entered agreements for mutual aid and cooperation.



Infrastructure

Infrastructure refers to the physical structures or framework needed for the proper functioning of a community. It includes the construction and maintenance of roads, bridges, water, sewer and storm drain improvements, refuse disposal facilities, government buildings, and telecommunications. The three primary entities that assume these responsibilities for Seabrook Island residents and visitors are Town Government, SIPOA and SIUC (in cooperation with Charleston Water System and St. Johns Island Water Company). The Town maintains infrastructure outside the gates, primarily associated with Seabrook Island Road and drainage, while SIPOA maintains most of the infrastructure behind the gates. The Town created SIUC with the primary responsibility of the commission being to oversee all drinking water distribution and wastewater treatment on Seabrook Island.

PRIORITY INVESTMENT ELEMENT

Beach Management and Maintenance

In 2014, the Town of Seabrook Island updated their Comprehensive Beach Management Plan. This Plan update was a joint effort including the Town of Seabrook Island leadership and staff, the Seabrook Island Property Owners Association, the Seabrook Island Club and St. Christopher Camp and Conference Center. It is important to note that Federal, State and Local public and private agencies all maintain a level of authority and responsibility for Seabrook Island Beach Management.

Management of the beaches include expensive items such as periodic beach renourishment and maintenance of the stormwater system, as well as less expensive items such as maintenance of public access points, contracting beach patrol, and the purchase and maintenance of bike racks, trash cans, signage, etc. The costs associated with the beach and adjacent facilities are shared among several entities, however the Town and SIPOA provide the bulk of funding, contracting and associated tasks.



Capital Improvement Plan (CIP)

The Town of Seabrook Island does not currently maintain a Capital Improvement Plan (CIP), however included in this element is a strategy to establish and maintain such a plan. The objective of the CIP is to plan and coordinate the financial resources necessary to prioritize investment. Typically, the CIP covers 10-year period and allows for the following:

- Facilitates coordination between capital needs and the operating budgets;
- Enhances the community's ability to obtain a credit rating in the future and avoid sudden changes in any potential future debt service requirements;
- Identifies the most economical means of financing capital projects;
- Increases opportunities for obtaining federal and state aid;
- Relates public facilities to other public and private development and redevelopment policies and plans;
- Focuses attention on community objectives and fiscal capacity;
- Keeps the public informed about future needs and projects;
- Allows local government to reduce duplication; and
- Encourages careful project planning and design to avoid costly mistakes and help a community reach desired goals.

Element Needs

- Identify the actions and associated costs to mitigate the Town's exposure to all types of hazards.
- Introduce a fiscal management tool to coordinate the location, timing, and financing of capital improvements over a multi-year period.
- Improved financial and long term planning coordination between the public and private entities critical to the sustainability of Seabrook Island.

Element Strategies

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. Continually identify the Town's exposure to all types of hazards, using the Charleston Regional Hazard Mitigation Plan as a baseline, and consider appropriate mitigation steps and associated resources or funding needed.
2. Establish and maintain a Town of Seabrook Island Capital Improvement Plan.
3. Focus the Town's investment on the priorities identified as critical to the sustainability of the Island, including any potential issues related to sea level rise.





TOWN OF SEABROOK ISLAND 2019 COMPREHENSIVE PLAN UPDATE



SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLAN ENABLING ACT OF 1994

- The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code Title 6, Chapter 29) recognizes the comprehensive plan as the essential first step in the local planning process.
- More than just guidance, The 1994 Act mandates the planning process, content and periodic review requirements local governments must follow in the preparation and maintenance of their comprehensive plan.
- The 1994 Act assigns the local planning commission with the responsibility of developing and maintaining a planning process that will result in the systematic preparation and continual re-evaluation of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction” (S.C. Code § 6-29-510 (A)).

THE COMPREHENSIVE PLAN’S PLANNING PROCESS AND REQUIRED ELEMENTS

S.C. CODE § 6-29-510 (C)
**EACH ELEMENT IN THE COMPREHENSIVE PLAN MUST INCLUDE
 THREE BASIC COMPONENTS:**

- ✓ an inventory of existing conditions;
- ✓ a statement of needs and goals; and
- ✓ Implementation strategies with timeframes.

S.C. CODE § 6-29-510 (D)
**A LOCAL COMPREHENSIVE PLAN MUST INCLUDE
 THE FOLLOWING NINE PLANNING ELEMENTS:**

1. **The Population Element** - considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. **The Housing Element** - considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing.
3. **The Natural Resources Element** - considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. **The Cultural Resources Element** - considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources;
5. **The Economic Development Element** – considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
6. **The Community Facilities Element** - considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; libraries and other cultural facilities;
7. **The Land Use Element** - considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
8. **The Transportation Element** - considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.
9. **The Priority Investment Element** - analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

THE TOWN OF SEABROOK ISLAND COMPREHENSIVE PLAN HISTORY

- S.C. Code § 6-29-510 (E) - the local planning commission shall review the comprehensive plan not less than once every five years, and update the comprehensive plan, including all elements, at least every ten years.
- Since the original adoption of the Town of Seabrook Island Comprehensive Plan on April 27, 1999, the Town has complied with the review and update requirements of the 1994 Act as follows:
 - ✓ March 23, 2004 – the Town’s first review of the comprehensive plan;
 - ✓ July 28, 2009 – the Town’s first ten-year update of the comprehensive plan; and
 - ✓ March 24, 2015 – the Town’s second review of the comprehensive plan.
- To meet the ten-year update requirement, the Town would need to adopt the Comprehensive Plan Update by July 28, 2019.



SEABROOK ISLAND ROAD CONCEPT PLAN

