

TOWN OF SEABROOK ISLAND

RESOLUTION NO. 2026-02

ADOPTED MARCH 31, 2026

**A RESOLUTION TO ADOPT THE TOWN OF SEABROOK ISLAND'S
STRATEGIC PRIORITIES FOR 2026-27**

WHEREAS, the Mayor and Council of the Town of Seabrook Island recognize the value of prioritizing its strategic goals and objectives in order to articulate a shared vision for future actions and to ensure the most efficient and effective use of limited public resources; and

WHEREAS, on March 10, 2026, the Mayor and Council of the Town of Seabrook Island held a strategic planning workshop to identify and rank the town's strategic priorities for 2026-27; and

WHEREAS, the Mayor and Council of the Town of Seabrook Island believe it is fitting and proper to formalize the results of this workshop by adopting and publishing its Strategic Priorities for 2026-27;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council for the Town of Seabrook Island hereby adopts the "Strategic Priorities for 2026-27," a copy of which is attached hereto as Exhibit A and incorporated by reference as if set forth fully herein;

BE IT FURTHER RESOLVED, that the items contained within the attached "Strategic Priorities for 2026-27" shall be considered as a guide for future actions which may be undertaken by the Mayor and Council in the furtherance of the town's strategic goals and objectives;

BE IT FURTHER RESOLVED, that the Town Administrator is hereby directed to post the "Strategic Priorities for 2026-27" on the town's website, to otherwise disseminate the Strategic Priorities as he deems appropriate, and to make copies of the same available to the public upon request.

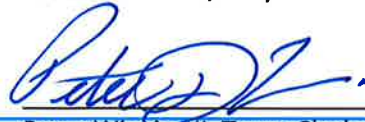
SIGNED AND SEALED this 8TH day of APRIL, 2026, having been duly adopted by the Town Council for the Town of Seabrook Island on the 31ST day of MARCH, 2026.

Signed:



Bruce Kleinman, Mayor

Witness:



Peter Wiggins II, Town Clerk

EXHIBIT A

Town of Seabrook Island Strategic Priorities for 2026-27

CRITICAL PRIORITIES ("MUST DO")

(1) Seabrook Island Road Improvements:

- a. Update the estimate of probable construction costs for the Seabrook Island Road Improvement Project.
- b. Identify and pursue funding sources to advance construction of planned roadway and drainage improvements.
- c. Secure all required state and federal permits.
- d. Coordinate planned improvements with adjacent property owners and jurisdictions, including Bohicket Marina, Freshfields, MUSC, Seabrook Island Club, Seabrook Island POA, Seafields, and the Town of Kiawah Island.
- e. Initiate contractor procurement and proceed to construction as funding and permits allow.

Assigned To: Community Facilities & Infrastructure Committee, Town Administrator, Finance Director, Maintenance Director

(2) Bohicket Marina Redevelopment:

- a. Collaborate with the marina owner, adjacent property owners, and stakeholders to support the redevelopment of Bohicket Marina into a high-quality, mixed-use destination that enhances community value.
- b. Amend the Development Standards Ordinance (DSO) to authorize Planned Development (PD) districts as a zoning tool.
- c. Evaluate potential annexation of adjacent property to accommodate compatible development consistent with the Urban Growth Boundary and established community character.

Assigned To: Planning Commission, Town Administrator, Planning Director

(3) Town Hall Expansion / Replacement

- a. Address immediate operational needs for additional office and storage space.

- b. Complete a facility and space needs assessment evaluating structural conditions of the existing town hall, together with an analysis of operational efficiency and long-term requirements.
- c. Identify and select a preferred alternative for expansion or replacement.
- d. Engage architectural and engineering services to prepare architectural designs and site plans.
- e. Develop cost estimates and a funding strategy for implementation.

Assigned To: Community Facilities & Infrastructure Committee, Town Administrator, Finance Director, Maintenance Director, Planning Director

SIGNIFICANT PRIORITIES (“SHOULD DO”)

(4) Comprehensive Plan Update

- a. Review and update the Land Use Element of the Comprehensive Plan.
- b. Incorporate recent and anticipated amendments to zoning district classifications (e.g. Short-Term Rental Overlay District, Planned Development District)
- c. Identify properties within the town limits that may be suitable for future rezoning, with recommended future land use designations in the event rezoning is pursued.
- d. Integrate recommendations from the town’s annexation policy for future land use of annexed properties.

Assigned To: Planning Commission, Town Administrator, Planning Director

(5) Building Inspection Services

- a. Evaluate the costs (capital and operating) and benefits of providing building permitting, inspection, and floodplain management services in-house.
- b. Assess whether in-house services or continued reliance on Charleston County would provide superior service levels, response times, and financial outcomes.
- c. If transitioning in-house, develop and implement a staffing, equipment, and operations plan, including a transition schedule.

Assigned To: Town Administrator, Planning Director

(6) Development Standards Ordinance (DSO) Amendments

- a. Conduct a comprehensive review of the DSO.
- b. Reevaluate the 2022 decision to prohibit all encroachments into the 25-foot marsh setback.
- c. Explore options to increase flexibility for repair, replacement, or reconstruction of nonconforming structures.
- d. Consider revisions to allow limited setback encroachments for features such as erosion control structures, boardwalks, docks, patios, driveways, and walkways.
- e. Update permitted uses and development standards (e.g., parking standards) to accurately reflect existing conditions.
- f. Streamline the site plan review process.

Assigned To: Planning Commission, Town Administrator, Planning Director

(7) Kiawah Island Municipal Complex Sewer Request

- a. Resolve the pending request from the Town of Kiawah Island to the Seabrook Island Utility Commission (SIUC) for sewer service to the Kiawah Island Municipal Complex in a manner acceptable to all parties.

Assigned To: Mayor & Council, SIUC, Town Administrator

MODERATE PRIORITIES (“COULD DO”)

(8) Marshfront Management Plan (MMP) Implementation

- a. Establish a Seabrook Island Marshfront Management Alliance (SIMMA) to coordinate MMP implementation efforts.
- b. Develop baseline data, including mapping the critical line, inventorying structures in or near the marsh setback, and deploying water level and quality monitoring tools.
- c. Update local development regulations consistent with MMP recommendations and the DSO update process (see Priority #6).
- d. Strengthen coordination with regional partners, including neighboring communities, the SC Office of Resilience (SCOR), SC Sea Grant Consortium, and SC Department of Natural Resources (SCDNR), to leverage funding and technical resources.
- e. Establish public relations campaign to educate residents and visitors on the importance of marsh resources.

Assigned To: Community Facilities & Infrastructure Committee, Environment & Wildlife Committee, Planning Commission, Town Administrator, Community Affairs Director, Planning Director

(9) Beach Rules Ordinance

- a. Review and update Chapter 32 of the Town Code to enhance protection of coastal resources and public health, safety, and welfare.
- b. Design and install updated signage at beach access points and other key locations.
- c. Develop and implement a public outreach campaign to communicate rule changes to residents and visitors.

Assigned To: Environment & Wildlife Committee, Public Safety Committee, Town Administrator, Community Affairs Director, Planning Director, Maintenance Director, Beach Patrol

(10) Political Advocacy

- a. Consider engaging a lobbyist to advocate for the town's legislative priorities at the state and federal levels.

Assigned To: Town Administrator

(11) Comprehensive Emergency Plan (CEP)

- a. Complete a comprehensive review and re-write of the town's CEP.
- b. Ensure the town's CEP is aligned with the National Incident Management System (NIMS) and FEMA Comprehensive Emergency Preparedness Guide (CPG).
- c. Revise the Incident Command System (ICS) structure to assign operational authority to professional staff.
- d. Coordinate with Charleston County and regional emergency service providers to ensure alignment of plans and operations.
- e. Simplify plan documents to improve usability during emergencies.

Assigned To: Public Safety Committee, Town Administrator, Administration Director, Community Affairs Director, Finance Director, Maintenance Director, Planning Direction, and all other staff members and officials assigned a role under the town's Incident Command System (ICS).

(12) Collaboration with SIPOA & Seabrook Island Club

- a. Continue strengthening relationships with SIPOA and the Seabrook Island Club.
- b. Formalize roles and responsibilities through agreements or memoranda of understanding (MOUs).
- c. Expand coordination through joint meetings among leadership, committees, and staff.

Assigned To: Mayor & Council, Community Facilities & Infrastructure Committee, Environment & Wildlife Committee, Public Safety Committee, Town Administrator, Community Affairs Director