

TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road • Seabrook Island, SC 29455
Phone: (843) 768-9121 • Fax: (843) 768-9830

Mayor:
John W. Gregg
Council:
Skip Crane
Jeri Finke
Pat Fox
Barry Goldstein
Town Administrator:
Joseph Cronin
Clerk:
Faye Allbritton
Licensing Specialist:
Lynda Whitworth
Municipal Judge:
Dennis E. O'Neil

June 1, 2020

Dear Neighbors,

The hurricane season is upon us and it is imperative that we be aware of the potential dangers and prepare for storms that may impact our community. Although we did not receive the full force of any of the hurricanes which have impacted the Carolina coast in recent years, you would be wise to prepare for much worse storm impacts.

This booklet provides information to assist your preparations for flooding and hurricanes. Please read this information carefully in order to better protect your life and property. We urge you, with others in your household, to review the information carefully and develop an emergency plan.

In the center of the booklet, there is an evacuation route recommended for Seabrook Island residents by the South Carolina Department of Public Safety. Evacuees will exit Seabrook Island via Bohicket Road and Main Roads to US 17; proceed on US 17 south to SC 64; travel SC 64 to Walterboro; and proceed from there to North Augusta. Please understand, if evacuation is ordered, it is to be expected that law enforcement will close all roads into the City of Charleston and that there will be no access to Interstate 26 via Maybank Highway and US 17.

When evacuation is ordered for Seabrook Island, information will be distributed via e-mail to residents who have allowed use of their email address by the Town and via telephone to residents who have registered with Code Red. You may register for Code Red by going to the Town's website (www.townofseabrookisland.org): click Services; then click Emergency Preparedness; then click Sign Up for Code Red. Be aware that evacuation may be hampered by fallen trees and flooding once storm impacts begin. Residents are urged to depart early.

Evacuees should check either the Town's web site or call the Town's toll-free number (1-888-314-3177) to find out when it is safe to return to Seabrook Island. Information posted to the Town's twitter feed (@seabrookisland87) will alert residents when information on the website has been updated. Do not plan on returning until you have been told it is safe to do so.

If you have any questions at all concerning what to do in case of emergency, please call Town Hall at 843-768-9121 and we will assist you in obtaining answers to your questions.

Very Truly Yours,



John W. Gregg
Mayor

IMPORTANT INFORMATION

If you need transportation to an emergency shelter during a mandatory evacuation of Seabrook Island...
WE NEED TO KNOW WHO YOU ARE!

It is ***VERY IMPORTANT*** that you call Town Hall at **(843)768-9121** to register with us. ***PLEASE DO IT NOW!***
Do not wait until evacuation is imminent.

The Town of Seabrook will arrange transportation to the nearest pick-up point from which the County will provide transportation to an emergency shelter.

In the event of an evacuation, residents should periodically check the Town’s website (townofseabrookisland.org) and “800” telephone service ((888) 314-3177) for updated information regarding the status of Seabrook Island. The Town’s Twitter feed (@seabrookisland87) will have announcements of availability of updated information at the Town’s website and “800” telephone service.

The Town is a subscriber to the **CODE RED** Warning System that issues warnings directly to home telephones of residents. To receive **CODE RED** warning on mobile phones or by e-mail, residents can register their contact information with **CODE RED** through the Town’s website (townofseabrookisland.org--select Services (drop down menu), EMERGENCY PREPAREDNESS and then select **SIGN UP FOR CODE RED** to open the on-line registration form).

PHONE DIRECTORY

Town of Seabrook Island.....	(843) 768-9121
Seabrook Island Property Owners Association.....	(843) 768-0061
Seabrook Island Utility Commission.....	(843) 768-0102
Charleston County Emergency Information Citizens Emergency Information Line.....	(843) 746-3900 (Open only during Emergency Operation Center Activation)
Charleston County Emergency Management.....	(843) 746-3800
DHEC Office of Ocean & Coastal Resources Management.....	(843) 744-5838
US Army Corps of Engineers.....	(843) 329-8000
St. Johns Fire Department.....	(843) 559-9194 (Non-Emergency Dispatcher)

BACKGROUND

Seabrook Island is located about twenty (20) miles southwest of Charleston. It is known for its beauty characterized by its picturesque marshes, lush maritime forests of live oak, palmetto and pine and a wide sandy beach on the Atlantic Ocean and inlet leading to the Intracoastal Waterway. Because Seabrook Island is in a floodplain, the community has decided to work with its natural environment rather than destroy it.

Floodplains perform important natural functions, including temporary storage of floodwaters, moderation of peak flows, maintenance of water quality, groundwater recharge, and most importantly for Seabrook Island, prevention of erosion. They also provide habitat for wildlife, recreational opportunities, and aesthetic benefits. Some of these functions are lost during land development, resulting in flooding of areas.

The Floodplains in Charleston County may contain wetland areas, which serve natural and beneficial functions such as flood moderation, water quality enhancement, ground water recharge and as habitats for wildlife. Beachfront areas of Charleston County may also contain primary ocean front dunes, which serve as a buffer against minor wave height fluctuations and beach erosion. Protection of these areas maintains these important functions performed in these floodplain areas. No activities that disturb beachfront and saltwater wetland areas should be undertaken without first obtaining permits from the DHEC Office of Ocean and Coastal Resources Management which may be reached at 843-744-5838. Any disturbance of fresh water wetland areas requires a permit from the US Army Corps of Engineers located at 843-329-8100 and certification from the DHEC Office of Ocean and Coastal Resources Management.

Because of its location, the primary factors contributing to flooding on Seabrook Island are its openness to Atlantic Ocean surges and unfavorable bathymetry extending offshore. These factors make the island susceptible to flooding during hurricanes and tropical storms. In 2017 Hurricane Irma brought a storm surge ashore that combined with high tide to result in flooding of roads throughout the community, some flooding persisting the day after the storm surge.

WHAT SHOULD YOU DO BEFORE A FLOOD OCCURS?

1. Determine if your property is located in an area subject to flooding. If your property is not located in one of the areas with known flooding, determine in which flood zone your property is located. This determination will be made for Seabrook Island properties by the Town of Seabrook Island Zoning Department at (843) 768-9121. If you are in an “A” zone, your property is within the Special Flood Hazard Area (SFHA). If you are in a “V” zone, your property is subject to velocity wave action in addition to rising water. Flood maps are available in the Charleston County Public Libraries and Seabrook Island Town Hall.

2. Maintain drainage channels free of obstruction and debris. The Seabrook Island Property Owners Association performs cleaning and maintenance activities on the drainage channels on the Island. Residents are encouraged to assist in maintaining the channels in their areas by removing or reporting obstructions (i.e. debris, trash, etc.). Keeping channels free of obstruction reduces flooding in the event of heavy rains. Questions regarding the ditch-cleaning program may be addressed to the Seabrook Island Property Owner’s Association at (843) 768-0061.

3. Protect your property from the hazards of flooding and wind. Various methods may be used to minimize flooding. If the floor level of your property is lower than the “Base Flood Elevation”, consider elevating your structure, if possible. Brochures discussing mitigation measures are available at the Charleston County Public Libraries and from Charleston County Building Services ((843) 202-6930). If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may be moved to higher areas of the dwelling to minimize damage.

SERVICES AVAILABLE

The following services from Charleston County and the Town of Seabrook Island are available for properties within the Town:

FLOOD HAZARD INFORMATION

Know your flood hazard. Flood maps and flood protection reference materials are available at the Charleston County Public Libraries. Also, site-specific flood data (i.e., depth of flooding over a building’s first floor, historical flooding in the area, etc.) are provided by Charleston County Building Services ((843) 202-6930).

AFTER THE HURRICANE

- Do not return to the Island until you are informed that it is safe to do so. Monitor local media, call the Town “800” telephone service, ((888) 314-3177), check the Town website (townofseabrookisland.org) or the Town’s Twitter feed (@seabrookisland87)
- Seek necessary medical care at a Red Cross disaster station or at a hospital.
- Stay out of disaster areas. Unless you are authorized to help, your presence might hamper first aid and rescue personnel.
- Drive carefully along debris-filled streets. Roads may be undermined and may collapse from the weight of your car. Slides along cuts may be hidden hazards.
- Beware of loose or dangling wires. Report them immediately to emergency personnel.
- Report broken sewer and water mains to utility or emergency personnel.
- Prevent fires. Low water pressure may make firefighting difficult, if not impossible.
- Check refrigerated food for spoilage if power has been off during the storm. If in doubt, destroy.
- Stay away from riverbanks and streams. National Weather Service advisories will keep you informed on river flood stages.

STAY ALERT, STAY INFORMED

WHEN AN EVACUATION IS ORDERED

With consideration of Federal, State and County governmental emergency agencies actions, the Mayor is likely to issue an Evacuation Order prior to the hurricane's expected impact. When an Evacuation is ordered, all residents and resort/rental guests are

SUGGESTIONS FOR EVACUATION

- Plan before the storm arrives and avoid a last minute rush that could leave you marooned.
- Keep your car fueled. Service stations may be inoperable for several days after the storm due to flooding or interrupted electrical power.
- See the evacuation map located in the center of this booklet for the evacuation route from Seabrook Island to the mainland and beyond. Once ordered, evacuation will be restricted to the evacuation route.
- Listen to your car radio for weather reports and evacuation directions.
- While telephone service remains available, dial 911 to request emergency services (fire, medical and law enforcement).
- Prior to and during evacuation, hurricane information updates can be accessed from the Town's toll free service (888-314-3177).
- **LEAVE EARLY (BEFORE EVACUATION IS ORDERED)**

EVACUATION NOTICE

In the event telecommunications systems (telephone, internet) are not operating, vehicle(s) with public address systems will be deployed to announce that evacuation has been ordered.

SITE EVALUATIONS

Upon request, site visits evaluating your property to review its flood problems may be arranged through the Town of Seabrook Island ((843) 768- 9121). During the visit, the property owner is given assistance in selecting the most appropriate flood protection measures. Also, information about developing or improving a property may be reviewed.

FLOOD PROTECTION CONSTRUCTION

Various methods are used to protect structures from flood damage. Charleston County Building Services maintains a listing of all licensed contractors and consultants who are knowledgeable about flood proofing (commercial buildings only) and retrofitting techniques and construction. Handouts on selecting qualified contractors are also available. Federal assistance may be available for retrofitting, relocating or demolishing National Flood Insurance Program insured buildings with repetitive flooding. Contact the Town of Seabrook Island ((843) 768-9121) for more information.

4. Keep an emergency supply of non-perishable food, water, batteries, flashlights, a manual can opener, and a battery operated radio available.
5. The Town of Seabrook Island participates in the National Flood Insurance Program (NFIP). This makes it possible for property owners and renters to purchase flood insurance.

NOTE: FLOODING IS NOT COVERED BY A STANDARD HOMEOWNER'S POLICY

A separate flood insurance policy is required to cover damage incurred by flooding. The cost of coverage is based upon the amount of coverage and your compliance with NFIP regulations regarding finished flood elevation standards. Currently, Town of Seabrook Island residents get a 25% reduction on flood insurance premiums.

Flood insurance is available for buildings only, contents only, or both buildings and contents. The following table lists maximum coverage availability:

FLOOD INSURANCE COVERAGE

<u>Type of Coverage</u>	<u>Limits*</u>
Residential Structure	\$250,000
Residential Contents	\$100,000
Non-residential Structure	\$500,000
Non-residential Contents	\$500,000

*Includes basic plus additional layers of coverage

If coverage for contents will be sought, photograph and inventory contents of your residence. There is sometimes a 30-day waiting period for flood insurance to take effect upon initial purchase. Please consult your insurance agent for specific policy information. Flood insurance information is also available at the Charleston County Public Libraries.

WHAT SHOULD YOU DO DURING A FLOOD?

1. If your property is in danger of flooding, turn off the electricity at the main disconnect. If gas appliances are in danger of being disconnected by flooding action, shut off the gas at the main disconnect.
2. Weather advisories are posted by the National Weather Service (weather.gov/chs/), which monitors hurricane and severe weather activities. The Charleston County Emergency Management Department notifies the Town of Seabrook Island, which in turn alerts the residents of possible danger. Evacuation orders will be given if conditions warrant this action. Television and radio stations participating in the Emergency Broadcast System will announce emergency instructions. If evacuations are ordered, it is imperative to follow instructions in the time frame noted. In the case of Seabrook Island, the entire island **MUST EVACUATE**. The designated evacuation routes are shown on the map in the center of this booklet.

DURING A HURRICANE WARNING

A governmental emergency agency will declare a Hurricane Warning when hurricane conditions are expected in the area within 36 hours or less. You should be prepared to take immediate action.

CHECK LIST

- Monitor news, broadcast media for official and important announcements. For updates from the Town, check the Town website (townofseabrookisland.org) and “800” telephone service (888-314-3177).
- Turn your refrigerator and freezer to their coldest setting. Store plastic bottles of water and newspaper in vacant areas of the freezer.
- Apply storm panels and/or close hurricane rated storm shutters at windows and glass doors, tape glass that is not so protected to restrain broken glass.
- Stuff towels and throw rugs against window sills to help keep water out.
- Wedge sliding glass doors shut with a bar or piece of wood.
- Close drapes and blinds to help stop glass flying from broken windows.
- Drape furnishings with tarpaulins or plastic.
- Clean sinks and bathtubs with chlorine cleanser so that they may be used for water storage. Fill them with water.
- Bring pets indoors and make necessary preparations.
- Place personal valuables, papers or items in waterproof containers or plastic bags and place them at a level higher than the grade level of the lowest floor of the structure.
- When the electricity goes out, cut off your home’s electricity at the breaker box to avoid overloading the system when the electricity returns.
- Close valve at propane gas tank.
- Close water supply line valve if possible to avoid flooding from broken pipes when water service is restored.
- Close supply line valves to water heaters.
- When winds begin to pick up, go inside and lock all doors.
- Remove pictures and bric-a-brac from walls.
- Tie down or secure items that could become projectiles such as garbage cans, grills, lawn chairs, signs, porch furniture, etc.

DURING A HURRICANE WATCH

A Watch is issued when there is a threat of hurricane conditions within 48 hours. Those who intend to evacuate early, may wish to do so during the Watch to avoid traffic jams on the bridges or highways and to ensure temporary housing. When a Hurricane Watch is announced, use the following check list to guide preparations in anticipation of a Hurricane Warning that may follow.

After a hurricane, it is likely that restoration of electric power to the areal will be delayed from days to weeks. Long waits can be expected at local stores for commodities such as batteries, charcoal, drinking water and ice. A Hurricane Watch is the time to stock up on the basic supplies in your house. Remember, to store supplies high enough to be protected from high water of storm surge.

When a Hurricane Watch applies to the Town of Seabrook Island, those who do not intend to evacuate early, should stay alert, monitor National Weather Service Advisories on local media and check for updated information from the Town (townofseabrookisland.org; Toll Free at 888-314-3177 and TWITTER feed @seabrookisland87).

CHECK LIST

Emergency Supplies

- Portable radio with extra batteries.
- Flashlights, candles, lamps, lantern, matches, fuel.
- Containers of drinking water.
- Canned goods and non-perishable foods.
- First Aid kit.
- Fire extinguisher.
- Storm panels or plywood to protect large glass areas.

Preparedness Actions

- Top-up evacuation vehicle fuel tank.
- Moor or move boat to safety.
- Secure lawn furniture, other outdoor things that could become airborne.
- Check supplies of special medicines, drugs.
- Get extra cash.
- Advise relatives or close friends of your intentions.

Any questions regarding emergency procedures may be addressed to the Town of Seabrook Island at (843) 768-9121 or the Charleston County Emergency Preparedness Division at (843) 202-7400.

3. If dangerous flooding conditions are imminent, avoid driving a vehicle, if possible. Do not attempt to drive or wade through deep pockets of water or running washes.

4. Avoid low-lying areas. Seek shelter in the highest area possible.

WHAT SHOULD YOU DO AFTER A FLOOD OCCURS?

1. Listen to the radio for emergency instructions.
2. Avoid driving when possible.
3. Follow established procedures for property damage repairs:

Select a contractor who is licensed. The Town of Seabrook Island requires contractors who perform work within the Town to be licensed/registered contractors with the State of South Carolina and to have a Town of Seabrook Island Business License.

Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation, and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repairs. Complaints may be referred to the appropriate licensing agency. Questions regarding contractor licensing may be referred to Charleston County Building Services at (843) 202-6930 or the Town of Seabrook Island at (843) 768-9121.

The Town of Seabrook Island requires zoning permits for work to be performed. For work requiring a Charleston County building permit, a Town zoning permit must be obtained before a building permit will be approved. Questions about permits may be directed to the Town of Seabrook Island Zoning Administrator at (843) 768-9121.

REMEMBER: The National Flood Insurance Program requires that if the cost of reconstruction, rehabilitation, addition, or other improvement to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements of a new building. This information is explained in detail in the Charleston County Ordinance No. 1839. If you have any questions or concerns, they may be directed to the Seabrook Island Zoning Administrator at (843) 768-9121 or the Charleston County Building Services at (843) 202-6930.

TERMS TO KNOW

Tropical Disturbance: A moving area of thunderstorms in the Tropics that maintains its identity for 24 hours or more. A common phenomenon in the Atlantic.

Tropical Depression: Rotary circulation at surface, highest constant wind speed of 38 miles per hour (33 knots).

Tropical Storm: Distinct rotary circulation, constant wind speed ranges from 39 to 73 miles per hour (34-63 knots).

Small Craft Cautionary Statement: When a tropical cyclone threatens a coastal area, small craft operators are advised to remain in port or not venture into the open sea.

Gale Warnings may be issued when winds of 39-54 miles per hour (34-47 knots) are expected.

Storm Warnings may be issued when winds of 55-73 miles an hour (48-63 knots) are expected. If a hurricane is expected to strike a coastal area, gale or storm warnings will not usually precede hurricane warnings.

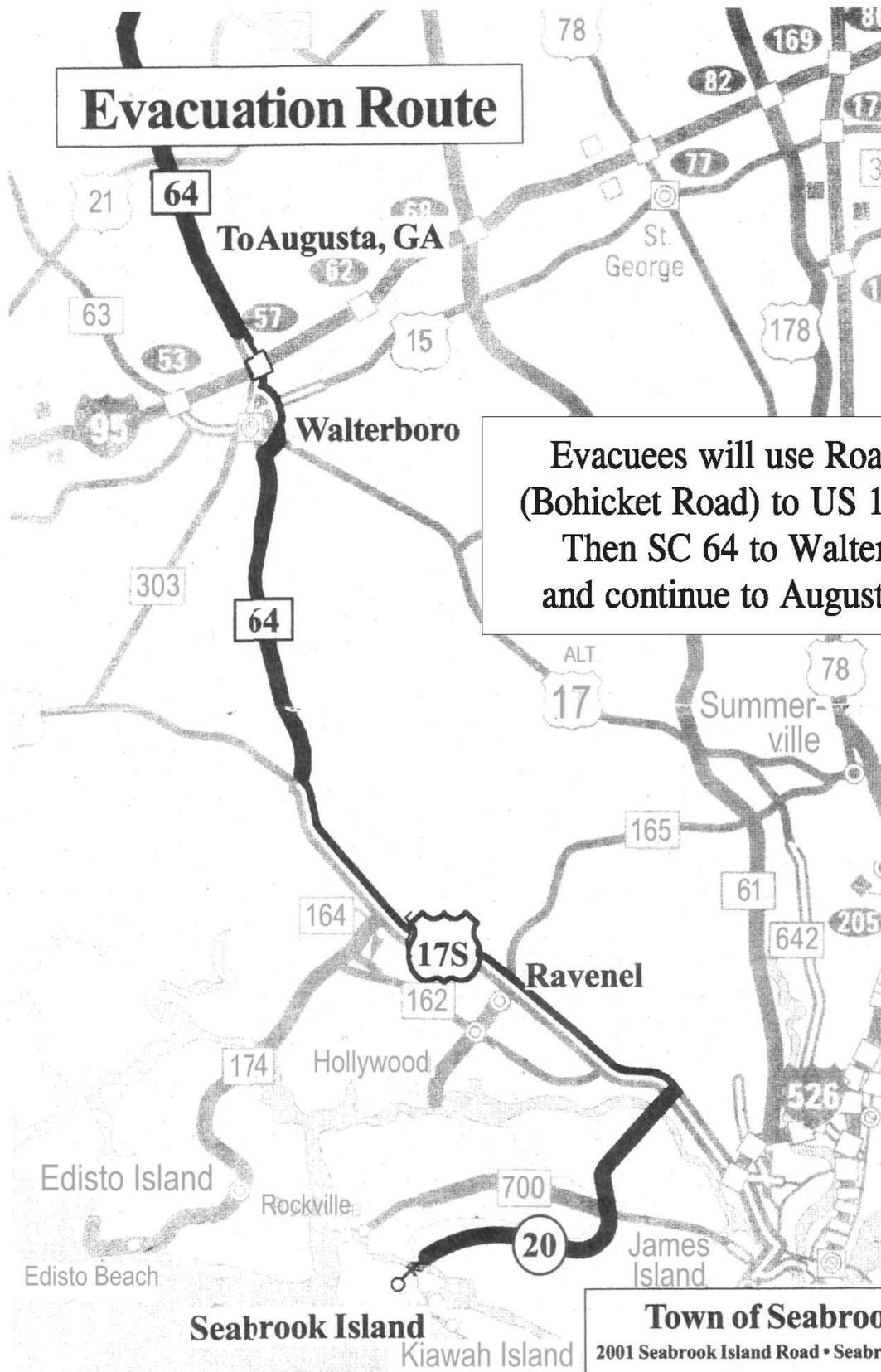
Hurricane Watch is issued for a coastal area when there is a threat of hurricane conditions (sustained winds of 74 mph or higher) within 48 hours.

Hurricane Warning is issued when hurricane conditions are expected in a specific coastal area within 36 hours. Hurricane conditions include sustained winds of 74 miles per hour (64 knots) and/or dangerously high tides and waves. Actions for protection of life and property should begin immediately when the warning is issued.

Flash Flood Watch means a flash flood is possible in flood prone areas; stay alert.

Flash Flood Warning means a flash flood is imminent or occurring in the warned area; take immediate action.

Evacuation Route



Evacuees will use Road S-20 (Bohicket Road) to US 17 South. Then SC 64 to Walterboro, and continue to Augusta, GA.

Town of Seabrook Island
2001 Seabrook Island Road • Seabrook Island, SC 29455