



# Town of Edisto Beach Comprehensive Plan 2023

Adopted April 13, 2023

**A RESOLUTION TO RECOMMEND ADOPTION OF  
THE TOWN OF EDISTO BEACH COMPREHENSIVE PLAN 2023  
TO THE TOWN COUNCIL**

**WHEREAS**, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (the Act), S.C. Code Title 6, Chapter 29, establishes requirements and procedures for local governments with respect to the creation, adoption, and update of comprehensive plans (S.C. Code Ann. §6-29-310, et seq.); and

**WHEREAS**, the Act requires that local government regularly review and update comprehensive plans, with plans to be reviewed no less frequently than every five years, and to be updated no less frequently than every ten years (S.C. Code Ann. §6-29-510(E)); and

**WHEREAS**, the Town of Edisto Beach Planning Commission recognizes that the Comprehensive Plan 2023 is an important tool to be used by the Town and greater community to guide decision making and the development of other long range or area specific plans of the Town; and

**WHEREAS**, the Town of Edisto Beach Planning Commission has completed work on a draft Comprehensive Plan 2023 for the Town that resulted from a broad, inclusive, community-based effort to develop a vision statement, core values, goals, and implementation strategies to guide community efforts in creating a better future for the Town; and meets or exceeds all of the provisions and contains all of the required elements mandated by the Act; and

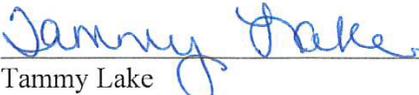
**WHEREAS**, the Town of Edisto Beach Planning Commission held a public meeting on February 21, 2023, at which time an opportunity was given for the public to comment on the draft Comprehensive Plan 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Edisto Beach Planning Commission that the draft Comprehensive Plan 2023, a copy of which is attached hereto as Attachment “A”, and incorporated herein by reference, is recommended for adoption in its entirety by the Council for the Town of Edisto Beach.

**PASSED AND APPROVED** by the Town of Edisto Beach Planning Commission this 21<sup>st</sup> day of February 2023.

  
Sue Johnson, Vice Chairman  
Town of Edisto Beach Planning Commission

ATTEST:

  
Tammy Lake  
Planning Commission Secretary



#2023-03

**AN ORDINANCE OF THE TOWN OF EDISTO BEACH, SOUTH CAROLINA,  
TO ADOPT THE COMPREHENSIVE PLAN 2023 CONSISTENT WITH  
REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT  
COMPREHENSIVE PLANNING ENABLING ACT OF 1994, AS AMENDED**

**WHEREAS**, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (the Act), S.C. Code Title 6, Chapter 29, establishes requirements and procedures for local governments with respect to the development, adoption, and update of comprehensive plans (S.C. Code Ann. §6-29-510 et. seq); and

**WHEREAS**, the Act requires that local governments regularly review and update comprehensive plans, with plans to be reviewed no less frequently than every five years, and to be updated no less frequently than every ten years (S.C. Code Ann. §6-29-510(E)); and

**WHEREAS**, the Town of Edisto Beach Planning Commission worked in concert with Town staff, solicited public input and comment, and completed the Town of Edisto Beach Comprehensive Plan 2023; and

**WHEREAS**, the Town of Edisto Beach Planning Commission passed and approved a resolution recommending adoption of the Town of Edisto Beach Comprehensive Plan 2023 on Feb. 21, 2023; and

**WHEREAS**, After the review of the Town of Edisto Beach Comprehensive Plan 2023 and solicitation of comment from a public hearing held by the Town Council on April 13, the Town Council determined that the Comprehensive Plan 2023 should be adopted, approved, and implemented in order to comply with the mandate of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended; and

**WHEREAS**, the Town of Edisto Beach Comprehensive Plan 2023 will be used to review and inform long range policies and programs, specific strategic area plans, financing and budgetary decisions as well as community strategies resulting in consistency amongst these in order to achieve the community's vision for the Town of Edisto Beach; and

**WHEREAS**, by adopting this ordinance, the Town Council repeals all prior Comprehensive Plans and Ordinances.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Mayor and Town Council, duly assembled, does hereby adopt the Town of Edisto Beach Comprehensive Plan 2023.



## RESOLUTION AND ORDINANCE

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ENACTED by a majority vote of the duly elected Town Council of the Town of Edisto Beach, South Carolina this 13 day of APRIL 2023.

  
\_\_\_\_\_  
W. Crawford Moore, Town Mayor  
Town of Edisto Beach

ATTEST:

  
\_\_\_\_\_  
Dominica Stalvey, Municipal Clerk

First Reading: March 9, 2023  
Public Hearing: April 13, 2023  
Second Reading: April 13, 2023



**Town Council**

Crawford Moore, Mayor  
Jerome Kizer, Mayor Pro Tem  
Robert Renner  
Jay Watts  
Joey Bagwell

**Planning Commission**

George Kostell, Chair  
Janet Oakley  
Sue Johnson  
Stephanie Renner  
Patti Smyer  
Gray Snead  
Tom Hart

A special thank you to Alex Cone, retired from the Commission December 2022.

**Town Staff**

Mark Aakhus, Town Administrator  
Patrick Brown, Building Code Administrator  
Morgan Viars, Code Enforcement Officer

A special thank you to former Town Administrator Iris Hill, retired January 2023, for her valuable contribution.

**The Public**

Special thanks to residents, property owners, business owners, and visitors who provided feedback throughout the comprehensive planning process.

**Prepared by**



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# INTRODUCTION AND PLANNING PROCESS

An introduction of the comprehensive plan, with its purpose and requirements, and planning process components



## INTRODUCTION

### Comprehensive Plan Purpose

A comprehensive plan is commonly known as a blueprint for the community’s future with long-range goals drawn from existing conditions and the desires of the citizens. The plan intends to direct the growth and guide local decision making on development and maintenance of various physical elements in the community such as infrastructure, housing, transportation, and recreation. The plan also provides a valuable source of information for the general public, citizens, and businesses to help guide their organizational or project goals. The comprehensive planning process helps create a unified plan for the community that meets state requirements.

### Comprehensive Plan Requirements

Required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended in 2007 and 2020 ([SC Code §§ 6-29](#)), the comprehensive plan is required for all local governments in the State of South Carolina. The Act defines a set of requirements that must be met for the planning activities of a local government to be enforceable.

All local governments that have adopted a local comprehensive plan in compliance with the provisions of Article 3, Chapter 29, Title 6 of the 1976 Code shall revise their local comprehensive plans to comply with the provisions of this act at the local government's next review of its local comprehensive plan as provided in Section 6-29-510(E).

The local Planning Commission shall review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The Comprehensive Plan, including all elements of it, must be updated at least every ten years.

These include specific plan elements for implementation of ordinances to be legal, the role of the Town Council and Planning Commission, the public engagement process, procedures for the plan adoption, and a life cycle for the plan.

The Town of Edisto Beach Comprehensive Plan updates meet the specific plan elements in compliance with the Act of 1994, as amended in 2007 and in 2020:

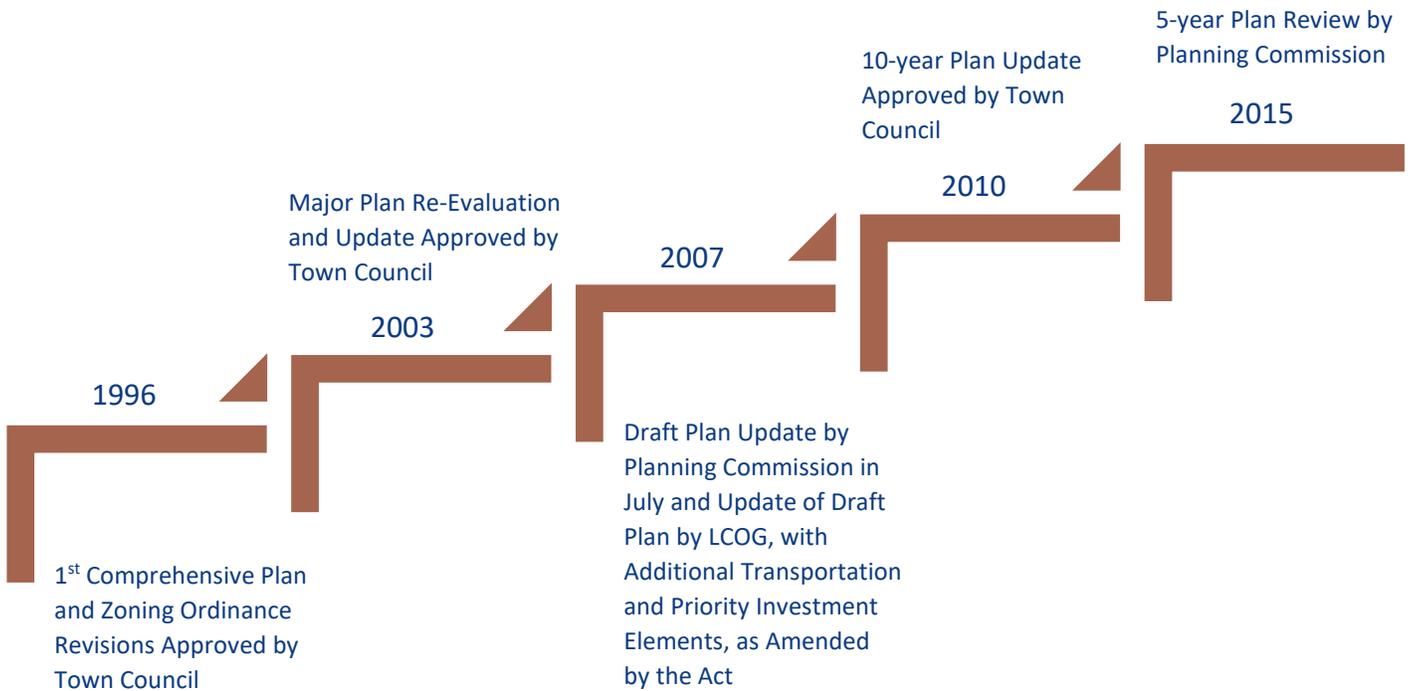
- | <b>1994</b>  | <b>2007</b>   | <b>2020</b>  |
|--|---|--|
| <ul style="list-style-type: none"><li>• Population</li><li>• Economic Development</li><li>• Natural Resources</li><li>• Cultural Resources</li><li>• Community Facilities</li><li>• Housing</li><li>• Land Use</li></ul> | <ul style="list-style-type: none"><li>• Population</li><li>• Economic Development</li><li>• Natural Resources</li><li>• Cultural Resources</li><li>• Community Facilities</li><li>• Housing</li><li>• Land Use</li><li>• Transportation</li><li>• Priority Investment</li></ul> | <ul style="list-style-type: none"><li>• Population</li><li>• Economic Development</li><li>• Natural Resources</li><li>• Cultural Resources</li><li>• Community Facilities</li><li>• Housing</li><li>• Land Use</li><li>• Transportation</li><li>• Priority Investment</li><li>• Resiliency</li></ul> |



# INTRODUCTION AND PLANNING PROCESS

The Town’s first Comprehensive Plan was prepared by the Lowcountry Council of Governments (LCOG) in 1995 and adopted by the Town Council in January 1996. Following adoption, LCOG staff reviewed and recommended changes to the Town’s zoning ordinance to bring it into compliance with the Act. As required by the Act and in response to ongoing development, environmental pressures, and changing economic conditions, LCOG has assisted Town officials in subsequent reviews and plan updates since the preparation of that initial 1996 Plan including the 2010 Comprehensive Plan (Figure 1).

Figure 1: Previous Plan Approvals and Revision



## Town of Edisto Beach Location

The Town of Edisto Beach is one of the few remaining family-oriented and gently developed beach towns on the South Carolina coast. With land area of 2.1 square miles, the Town’s 2020 Census population is 1,033 and the population density is approximately 486 persons per square mile. The Town’s population comprises mainly permanent residents, seasonal residents, and visitors.

As illustrated in Figure 2, the Town is located at the southeastern tip of Colleton County where the Edisto River, one of the longest free-flowing blackwater rivers in North America, completes its 206-mile journey to the Atlantic Ocean. The only road access to this destination is via South Carolina Highway 174 through Charleston County.

Its location serves as a barrier island which offers unique and natural beauty, with beaches along the ocean front and vegetation along the southern part of the Town. As a barrier island, the Town serves as the first line of defense against storm tides and encroaching waves.



# INTRODUCTION AND PLANNING PROCESS

Figure 2: Town of Edisto Beach Location



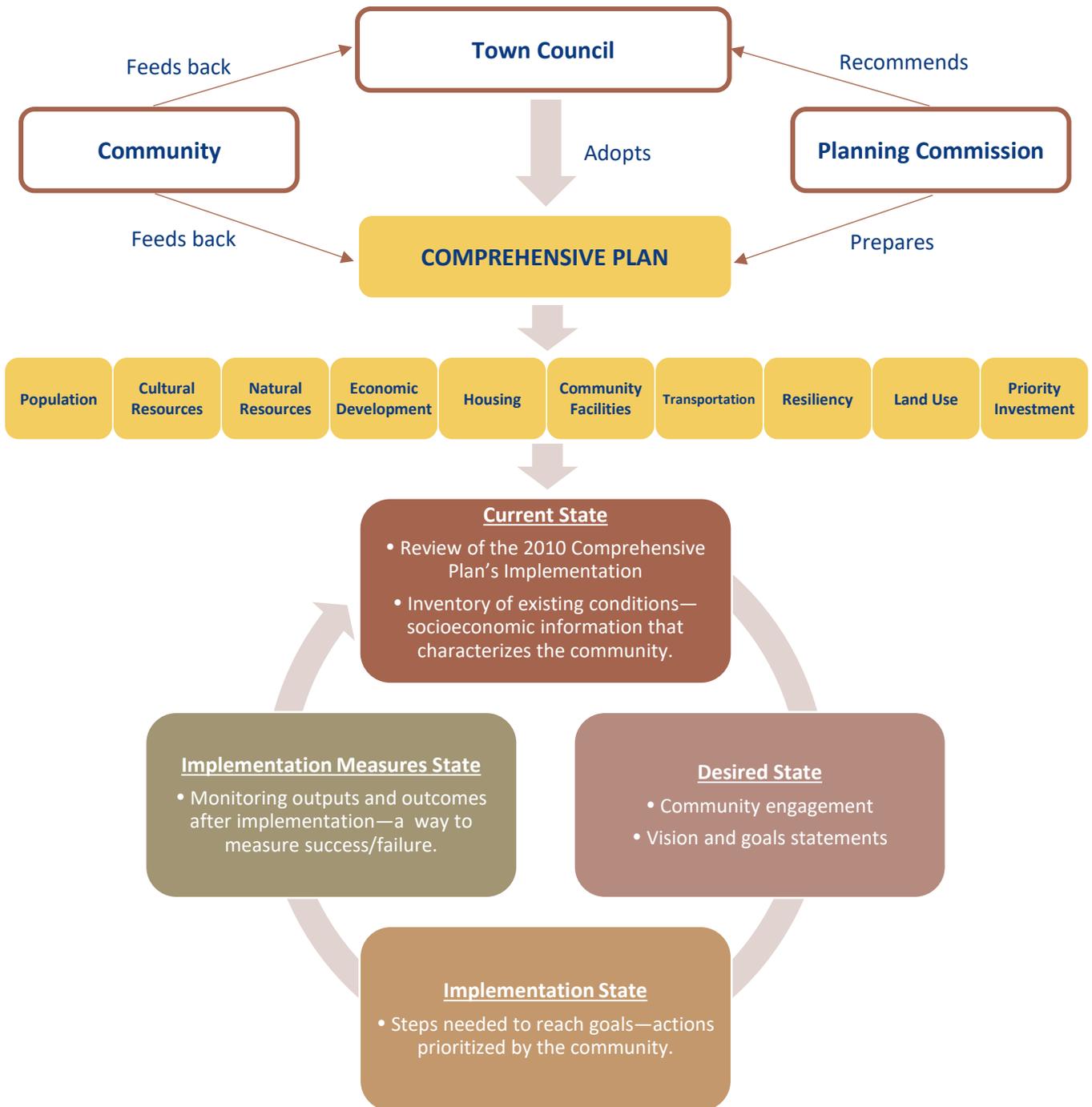
Source: Map prepared by LCOG



## PLANNING PROCESS

In compliance with the Act as amended in 2020, the Town of Edisto Beach’s 2023 Comprehensive Plan update contains ten elements as listed below. Figure 3 presents the framework for comprehensive planning revolving around four states: current, desired, implementation, and implementation measures.

Figure 3: A Framework for Comprehensive Planning



## Review of the 2010 Comprehensive Plan's Implementation

Since the adoption of the original Comprehensive Plan and then following the adoption of the 2003 and 2010 revisions and updates, the Town of Edisto Beach's elected and appointed officials, and staff have made a concerted effort to implement the goals and recommendations of the Comprehensive Plan. The effectiveness of the Town's efforts since 2010 can be measured by the identified accomplishments listed below.

### Beach/Management and Restoration

- **2017 Local Comprehensive Beach Management Plan:** The Plan was adopted by the Town Council in 2017 and approved by the State in 2019. The Town continues to use the Beachfront Management Plan to direct and control new development and redevelopment as far landward as possible. To encourage new construction away from the beach, the Town continues to utilize a "Beach Management Overlay Zoning District" to enforce the preservation strategy and storm hazard mitigation requirements within the baseline established by the South Carolina Office of Coastal Resource Management.
- **2017 Beach Nourishment:** With severe beach erosion from Hurricanes Matthew in 2016 and Irma in 2017, the Town of Edisto Beach undertook a \$17.6 million nourishment and groin lengthening project which was completed in June 2017.
- **2018 Hurricane and Storm Damage and Reduction:** In 2001, the Town began working with the United States Army Corps of Engineers (USACE) to develop the Town's Hurricane and Storm Damage and Reduction Project which received Congressional approval in 2014. Even though the project was authorized, it did not receive obligated funds (\$22.2 M) until appropriated in 2018. This project was designed to reduce storm damage and provide a more secure funding source. The cost share is 65% federal and 35% local on the initial construction and 50% federal and 50% local on subsequent nourishments. The cost share for storm damage is 100% federal. This project consists of:
  - 16,530 feet long, 15 feet high, and 15 feet wide vegetated dune along Atlantic Reaches.
  - 16,530 feet berm built at the existing berm height (7 feet). The berm would start at the Atlantic Reach South (15 feet high dune) and would gradually taper over 1,900 feet into a 50 feet wide berm that would extend 6,330 feet along the Atlantic Reaches. The berm would widen over another 560 feet into a 75 feet wide berm that would extend 7,740 feet to Groin 1.
- **2021 Beach Nourishment:** In September 2019, Hurricane Dorian passed close to the Edisto Beach shore causing significant beach erosion. A nourishment repair project was completed in February 2021 at a cost of \$843,810.
- **2021 Dune Stabilization:** To complement beach renourishment, ongoing dune management has included sand fencing and plantings. In 2021 the Town installed 5,550 sea oats along the top of a recently installed dune to bolster dune stabilization.

### Flood Mitigation

- **2004 Storm Water Management Plan and 2011 Drainage Maintenance Plan:** These plans impose additional restrictions on new growth. In addition, the Town has contracted for ongoing engineering services on an "as-needed" basis to enable more rapid response to storm water problems. Services may include, for example, drainage project engineering and construction, lagoon management, sea level rise evaluation and mapping, drainage studies, storm water project engineering, design and construction oversight, hydrological studies, and other ancillary work such as rate studies, roadways, surveying, and grading.



## INTRODUCTION AND PLANNING PROCESS

- **2019 Myrtle Street Improvements:** The project is a drainage improvement project which consists of placing valley gutters along Myrtle Street (S-682) from Edings Street (Local) to Lybrand Street (S-684), with the installation of drainage pipe from Lybrand Street to Marianne Street (S-688). The \$1,486,531 Price included paving Ebbitide Street.
- **2014 Arc/Billow Street Drainage Improvements (Phase 1):** Partnering with SCDOT, the Town implemented the first phase of a drainage plan by installing cross drains across Palmetto Blvd and established positive flow drainage to the outfall at the end of Billow Street.
- **2020 Sea Level Rise Adaptation:** Given its vulnerable position to coastal hazards, the Town of Edisto Beach partnered with the S.C. Sea Grant Consortium, the College of Charleston Lowcountry Hazards Center, and the Carolinas Integrated Sciences and Assessments to develop a Sea Level Rise Adaptation Report that would help the Town develop strategies to adapt to future sea level rise impacts.
- **2020 Lagoon System Improvements:** SCDOT vacuumed cross pipes connecting to interior lagoons and installed a backflow device at the Whaley Street outfall pipe.
- **2021 Arc/Billow Street Drainage Improvements (Phase 2):** The Town implemented the second phase of a drainage plan to correct the pipe size on the Arc Street outfall.
- **Continued Participation in the Community Rating System (CRS):** The Town of Edisto Beach’s location on a low-lying barrier island on the Atlantic Ocean makes it vulnerable to flooding which is exacerbated by sea level rise. With regard to flood hazards, the Town participates in a Community Rating System (CRS) project in an effort that has enabled the Town to obtain better flood insurance rates for all properties located within the town limits. One requirement of this participation is for the Town government to publish annually certain information pertinent to the local flood hazard, the availability of flood insurance, and/or flood protection methods.
- **Continued Enforcement of Flood Regulation:** The Town continues to enforce regulations to ensure that both new buildings and buildings that are being “substantially improved” must comply with flood regulations.
- **Continued Enforcement of Zoning Ordinance:** To control the amount of impervious surface which contributes to flooding, the Town continues to enforce an existing ordinance limiting the footprint and size of a single-family dwelling and associated impervious surface area, e.g., impervious concrete driveways.

### Facilities

- **2019 Convenience Station Improvements:** The convenience station was improved by adding concrete pads and a second gate, modifying the layout of the containers to provide ingress through one gate and egress through a separate gate, removing the ramps, grading, and gravelling throughout the site with all containers accessible from the ground, and adding signage in English and Spanish. The site is monitored via cameras to assure compliance with site rules.
- **2019 Fire Hydrant Maintenance:** The flooding has caused many of the Town’s hydrants to show signs of rust. The Town had many hydrants hydro-blasted and repainted (phase 1). In 2021, 12 hydrants were refurbished.
- **2020 Fire Department Barracks Renovation:** The Fire Department was renovated to address access to and from the barracks area by firefighters.
- **2020 New Town Hall Complex and Emergency Operations Center:** Built in 1985, the Town Hall is too small to accommodate 38 employees, fire engine parking, police department, and municipal court. The funds for this project will be from the next one cent sales tax cycle.



## INTRODUCTION AND PLANNING PROCESS

- **2020 Refurbishment and Rebuilding of the E-One Ladder Truck:** The Town’s ladder truck was refurbished and rebuilt—full paint job, interior lighting, exterior LED lighting upgrade, axles, brakes, and the HVAC system, generator, and jackleg—in order to extend its usable life and provide maximum value to the citizens it serves.
- **2020 Sand Fence Repair:** the sand fence on the front beach was replaced and repaired.
- **2021 Edisto Beach Recreation Master Plan:** The Plan was presented to the Town in 2021, including recommendations for changes and improvements to public spaces and recreational facilities. Improvements are being implemented.
- **2021 Project Life Saver:** The Police Department implemented a program called “Project Lifesaver” to provide timely responses to save lives and reduce potential injury for adults and children with the propensity to wander due to a cognitive condition.

### Natural Habitat

- **2018 Sea Turtle Protection:** The loggerhead sea turtles are integral to the Town of Edisto beach. The Town began implementing steps to protect sea turtles in 2018. In 2019, six turtle friendly lights were installed at locations that ranked highest for hatching misorientations. Although the new streetlights were changed to provide more protection to sea turtles, they did not resolve issues with misorientations of sea turtles. To address the issues, the Town acquired a \$50,000 US Fish and Wildlife Service grant titled “Edisto Beach Sea Turtle Lighting Project” and installed 47 dimmable turtle friendly streetlights along the beachfront to reduce misorientations in 2020. The Town also contacted homeowners whose homes have unshielded visible lights in parking areas or on walkways. The symbolic magnets were used to educate the public regarding sea turtle protection. The Town also has future plans to replace streetlights town-wide to dimmable turtle friendly lights.
- **2022 Edisto Turtle Tide Art:** The Edisto Chamber of Commerce in partnership with the Edisto Art Guild and the Edisto Beach Turtle Project developed this project as a way to not only showcase art throughout the community, promote local businesses, and support charitable organizations in the area, but also serve as an educational tool to increase awareness of sea turtle conservation.

### Transportation

- **2019 Bike Path Improvement:** The Town investigated how to correct flooding and silting of the bike path in the 600-700 block of Jungle Shores Rd. The solution was placing shell sand on the bike path at the street elevation. Potholes on Jungle Shores were addressed at the same time.
- **2019 Road Pavement:** The end of Yacht Club Road was repaved with asphalt. Drainage and potholes were addressed at the same time.
- **2020 Road Stabilization:** Many Town roads—Dolphin, Fort, Jungle Shores, and Point—were unpaved and inaccessible under heavy rain conditions. Additional materials—shell sand, slag, and 57 stone were used to pave the road to mitigate persisting flooding.
- **2021 Sidewalk Repairs:** Sidewalks on Palmetto Boulevard were repaired.
- **2022 Road Pavement and Bike Path Improvement:** SCDOT resurfaced the entire length of Palmetto Boulevard. This project included widening the bike lanes on the causeway by a foot to be a total of five feet along each side. Potholes were also patched/smoothed on Lybrand Street and the Big Bay Drive cul-de-sac was resurfaced.



## Water and Wastewater

- **2020 Water Quality and Quantity Improvement:** A major water quality and quantity improvement project was constructed in 2015 and was placed into operation in 2020—the new reverse osmosis plant. It is designed to reduce the mineral content in the water and provides adequate supply to meet high seasonal demands during the summer tourist season. It combines reverse osmosis water treatment with additional supply and storage to resolve the dual problems of water quality and water supply.
- **2021 Sewer System Modelling:** The Town contracted with an engineering firm to undertake a sewer system modeling and capital improvements program. Based on field evaluations and a hydraulic model, critical sewer system issues were identified, and a list of recommendations was developed. Based on the issues, a sewer tap moratorium was issued in March 2021, which will remain in place until improvements are completed. In November 2021, the Town was notified that it had been granted a \$500,000 SC Rural Infrastructure Grant for the project. The proposed recommendations include an upgrade of pump stations A and B with larger pumps, new variable frequency drives and controls at both pump stations. When the project was started, the costs were substantially higher than estimated. The project was amended to upgrade pump station B only and an additional grant application was made to address other recommended issues.
- **Continued Monitoring of Drinking Water:** Constituents in drinking water are routinely monitored. The latest test for Lead and Copper was conducted in 2018, regulated contaminants test in 2020, and unregulated test in 2020; all with no violation.

## **Inventory of Existing Conditions**

Information on existing conditions in relation to the ten elements is presented in the next sections. The information was obtained from different sources including, but not limited to, the United States Census Bureau, the South Carolina Department of Employment and Workforce (SCDEW), the South Carolina Department of Natural Resources (SCDNR), and the South Carolina Department of Transportation (SCDOT). In addition, local and regional plans were reviewed. These include the 2004 Town of Edisto Beach Storm Water Management Plan, 2017 Town of Edisto Beach Local Comprehensive Beach Management Plan, 2021 Edisto Beach Recreation Master Plan, 2021 Town of Edisto Beach Flooding and Sea Level Rise Vulnerability Assessment, 2019 South Carolina State Water Planning Framework, and 2022 National Recreation and Park Association: Agency Performance Review.

## **Community Engagement**

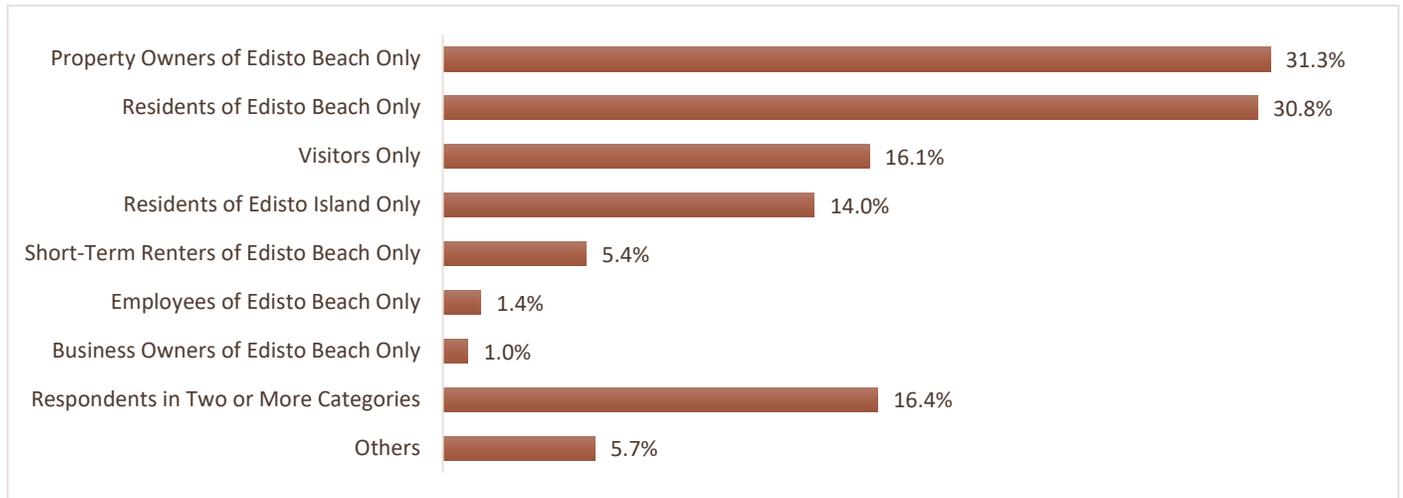
A community's values and preferences are critical in development decisions, regulations, and policies. To ensure that the comprehensive plan articulates these values and preferences, the public was given an opportunity to provide input through a community survey, community workshop, and public hearing.

### Community Survey

Guided by the Town's Planning Commission, the community survey was developed and conducted to gather the public views of the Town and its future. The survey was distributed through an online survey tool (Survey Monkey) with paper copies available at the Town Hall. Copies of survey flyers were distributed and posted across the Town (Appendix I). The community survey was open continuously from February 10 to March 15. Overall, there were 781 responses. The majority of respondents were property owners and residents of the Town of Edisto Beach (Figure 4). The survey results were incorporated into vision, goals, and the ten elements where they are relevant and appropriate. Survey results can be seen in Appendix I.

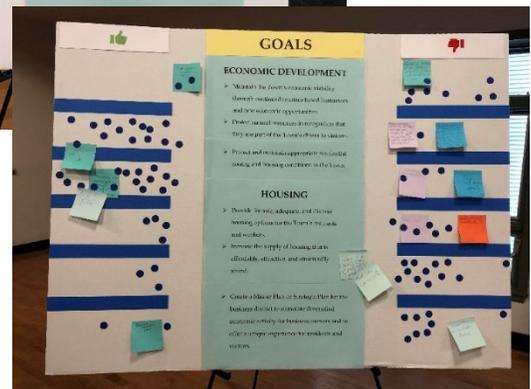
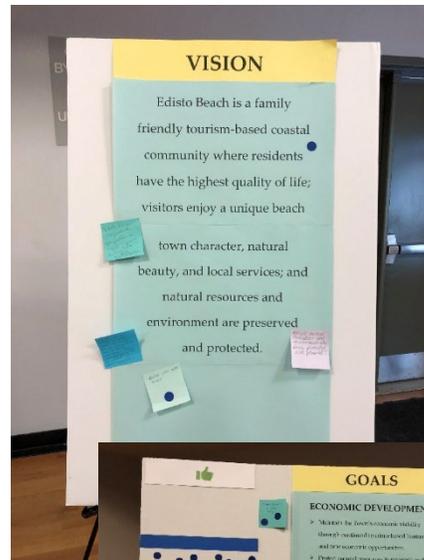
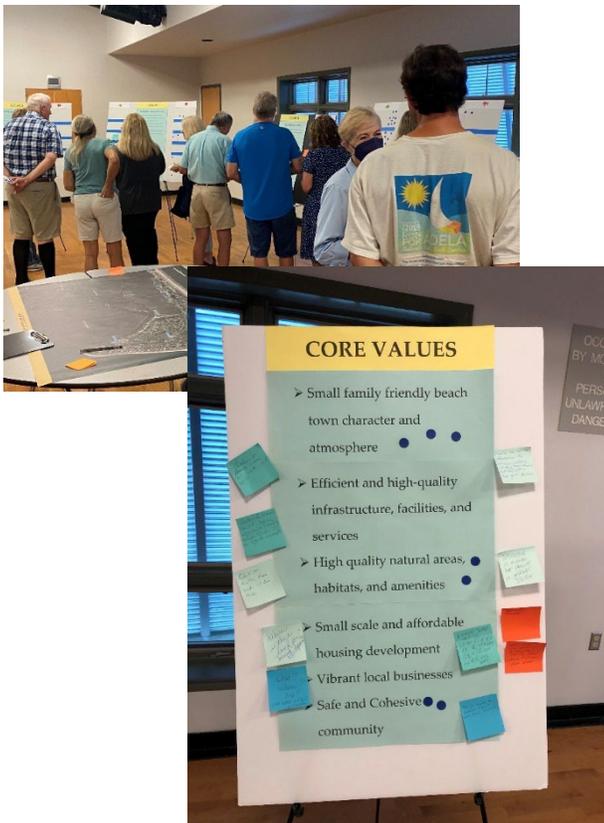


Figure 4: Community Survey Respondents



## Community Workshop

Following the community survey, the “Community Visioning Workshop” was organized to craft written and visualized statements of the Town of Edisto Beach’s vision, core values, and long-term goals. Approved by the Town’s Planning Commission, the workshop was held on June 8, 2022, at the Edisto Beach Civic Center. There were approximately 50 community members attending the workshop. The community visioning workshop components and summary can be found in Appendix II.



## Vision and Goals Statements

A vision statement reflects community values and preferences as well as aspirations for the Town over the next ten years. Goals and implementation strategies are also included to guide the direction of the Town toward the vision. Vision statement, goals, and strategies are laid out in the next section.

## Plan Reviews and Adoptions

The Town’s Planning Commission and the Town Council, the governing body, were notified of the planning process and the progress of the Plan update, reviewed the draft final plan for comments, and adopted the plan in compliance with S.C. Code §§ 6-29-520 and 6-29-530. The process is as follows.

- **January 5, 2022:** Planning Commission kicked off the 2022 Comprehensive Plan update.
- **February 9, 2022:** Planning Commission approved the community survey and its distribution.
- **April 13, 2022:** Planning Commission reviewed the community survey results and approved the community workshop event.
- **June 8, 2022:** Planning Commission attended the community workshop held between 3:00 and 6:00 p.m. at the Edisto Beach Civic Center.
- **July 15, 2022 – February 14, 2023:** Planning Commission reviewed the draft Comprehensive Plan
- **February 21, 2023:** Planning Commission adopted the resolution recommending the Plan to the Town Council for adoption. The resolution was recorded in the official minutes of the Planning Commission.
- **April 13, 2023:** Town Council adopted the Plan by ordinance (2 readings).
  - First Reading on March 9, 2023
  - Public Hearing on April 13, 2023
  - Second Reading on April 13, 2023

## Plan Implementation and Monitoring

In response to vision and goals statements, the Town is responsible for developing the implementation plan with further detail and steps to put actions into practice. The Comprehensive Plan is a living document; therefore, the Town’s Planning Commission will monitor the outputs and outcomes after implementing the rollout plan. If the results are not achieved as desired, changes may be proposed. The Planning Commission also reviews the Plan at least every five years and makes changes necessary as conditions or circumstances change. Ultimately, the Plan and its elements will be updated at least every ten years.





# VISION AND GOALS

A formulation of a vision, goals, and implementation strategies based on the community's core values and preferences, growth and development, and critical issues identified in this plan



## VISION STATEMENT

The vision statement reflects community values and preferences as well as aspirations for the Town of Edisto Beach over the next ten years and beyond. The community members were given an opportunity to share their vision and core values for the Town through the community survey and community visioning workshop (Appendix II). The following are their vision and what they value the most.

### Community Vision

**Edisto beach is a family friendly, tourism-based coastal community where residents have the highest quality of life; visitors enjoy a unique beach town character, natural beauty, and local services; and natural resources and the environment are preserved and protected.**

### Community Core Values

- Small family friendly beach town character and atmosphere
- Efficient and high-quality infrastructure, facilities, and services
- High quality natural areas, habitats, and amenities
- Compact pattern of growth with efficient use of land
- Support of local businesses
- Safe and cohesive community

## GOALS AND STRATEGIES

The comprehensive plan will be implemented through goals and strategies and coordination among community organizations and local and regional civic leadership. Goals help guide the direction of the Town of Edisto Beach toward the vision, while implementation strategies are the process that turns strategies into actions in order to accomplish goals.

The Town will then develop the action plans with further detail and steps to put actions into practice, using different implementation tools. These include, but are not limited to, policies, regulatory updates or amendments, capital improvement programs or plans (CIP), sub-area plans, and future studies. Ultimately, goals, strategies, and actions aim at promoting the best social and economic development for the community.

The Town's goals and strategies were developed based on the community's vision and core values and the inventory of the existing condition of the ten elements including growth and development and critical issues identified in this Plan (discussed in the next ten sections). In addition, the American Planning Association's comprehensive plan standards were also applied in the development of goals and strategies.



The goals are cross-cutting, revolving around five areas as key to implementing and achieving the community's vision and core values. These are:

### Goal 1

#### **Provide and Maintain Quality Built Environment**

- Ensure that the physical and structural parts of the Town including housing, transportation, community facilities, and land use meet the needs of the community and provide a high quality of life while maintaining a small family friendly beach town character and atmosphere.

### Goal 2

#### **Preserve and Protect Natural Resources and the Environment**

- Ensure that the health of natural resources and the environment within and around the Town are recognized, valued, and protected. The community should live in harmony with nature.

### Goal 3

#### **Promote Safe and Healthy Community**

- Ensure that the needs for community and individual health and well-being are recognized and promoted.

### Goal 4

#### **Build Resilient Community**

- Ensure that the community utilizes available resources to respond to, withstand, and recover from adversity including emergency preparedness, public health, and infrastructure protection.

### Goal 5

#### **Coordinate with Other Jurisdictions and Agencies**

- Ensure that the Town coordinates and partners with neighboring jurisdictions as well as federal, state, regional, and local agencies and organizations in support of policies, plans, programs, and projects.

The following are implementation strategies listed under each goal along with time frames. Anticipated time frames for completion of the implementation strategies include:

- In progress (already underway)
- Short-term (0-3 years after plan adoption)
- Long-term (3 or more years after plan adoption)
- Ongoing (annually, continuously, or routine job duties)



**GOAL 1 Provide and Maintain Quality Built Environment:** Ensure that the physical and structural parts of the Town including housing, transportation, community facilities, and land use meet the needs of the community and provide a high quality of life.

	<u>Implementation Strategies</u>	<u>Time Frames</u>
<b>Strategy 1.1</b>	Build and maintain a multi-modal transportation system that allows people of all ages and abilities to use a variety of transportation modes, including driving, walking, biking, operating golf carts, and other mobility devices (e.g., wheelchairs). This system should help increase the mobility of those who are unable or unwilling to drive (e.g., persons with disabilities, the elderly).	Ongoing
<b>Strategy 1.2</b>	Enhance mixed land-use patterns that are walkable and bikeable and incorporate safe, convenient, accessible, and attractive design features (e.g., sidewalks, bicycle facilities, street trees) to promote walking and biking.	Ongoing
<b>Strategy 1.3</b>	Maintain a compact pattern of growth that is well-served by public facilities and encourage the efficient use of land.	Ongoing
<b>Strategy 1.4</b>	Provide accessible public facilities and spaces to persons of all ages and abilities. Public facilities and spaces should be equitably distributed throughout the community, and located and designed to be safe, and served by different transportation modes.	In progress
<b>Strategy 1.5</b>	Conserve and repurpose cultural and historic resources that contribute to the community’s sense of place and economy, and improve the environment by reducing the need to construct new buildings that consume land and resources.	Ongoing
<b>Strategy 1.6</b>	Improve or protect both the function and aesthetic appeal of a community by, for example, encouraging development that is compatible with the community context and that enhances sense of place.	Ongoing
<b>Strategy 1.7</b>	Discourage development in natural hazard zones through strategies such as code requirements and regulatory incentives.	Ongoing



**Goal 2: Preserve and Protect Natural Resources and Environment:** Ensure that the health of natural resources and the environment within and around the Town are recognized and valued. The community should live in harmony with nature.

	<u>Implementation Strategies</u>	<u>Time Frames</u>
<b>Strategy 2.1</b>	Build green infrastructure including parks and greenways, and protect lands, which provide a range of critical functions and ecosystem services to communities, such as wildlife habitat, stormwater management, and recreational opportunities.	Ongoing
<b>Strategy 2.2</b>	Restore and protect natural habitats such as shorelines and wetlands inhabited by a community of species, and sea turtles’ habitats which can reestablish natural diversity and associated ecosystem services.	Ongoing
<b>Strategy 2.3</b>	Restore and protect sensitive lands such as beaches, dunes, and groins which are environmentally significant and easily disturbed by natural hazards and human activity.	Ongoing
<b>Strategy 2.4</b>	Encourage development that respects natural habitats, sensitive lands, and green infrastructure in order to minimize natural hazard risks from flooding and to mitigate the impacts of construction on natural resources.	Ongoing
<b>Strategy 2.5</b>	Manage water resources in a manner that enhances and protects water quality, supply, and reliability.	Ongoing
<b>Strategy 2.6</b>	Manage rivers, creeks, lagoons, and floodplains that are important to protecting water supply, water quality, drainage, stormwater runoff and other functions.	Ongoing
<b>Strategy 2.7</b>	Create and maintain safe, healthy, native, and resilient tree cover by Identifying gaps in the community’s tree canopy and expanding the canopy equitably throughout the community.	Ongoing



**Goal 3: Promote Safe and Healthy Community:** Ensure that the needs for community and individual health and well-being are recognized and promoted.

	<u>Implementation Strategies</u>	<u>Time Frames</u>
<b>Strategy 3.1</b>	Provide high-quality public safety from events such as crimes; and emergency response services such as natural disasters that could bring danger, injury, or damage to the community members and their property.	Ongoing
<b>Strategy 3.2</b>	Promote physical activity and healthy lifestyles including active transportation facilities (e.g., sidewalks and bike lanes) and accessible, equitably distributed recreational opportunities.	Ongoing
<b>Strategy 3.3</b>	Provide and expand accessible parks, recreational facilities (e.g., tennis/pickleball court), greenways and open space for users of all ages and abilities.	In progress
<b>Strategy 3.4</b>	Provide access to health care providers, public safety facilities, and arts and cultural facilities for all persons regardless of age and ability.	Short-term, Ongoing

**Goal 4: Build Resilient Community:** Ensure that the community utilizes available resources to respond to, withstand, and recover from adversity including emergency preparedness, public health, and infrastructure protection.

	<u>Implementation Strategies</u>	<u>Time Frames</u>
<b>Strategy 4.1</b>	Encourage climate change adaptation involving adjusting natural and human systems to projected impacts such as sea level rise and increased frequencies of extreme weather events. Adaptation strategies can help reduce community vulnerability and minimize adverse effects on the environment, economy, and public health.	Ongoing
<b>Strategy 4.2</b>	Create a plan for post-disaster economic recovery that helps communities resume economic activities following damage or destruction by a natural disaster such as hurricane, tornado, and pandemic.	Short-term to Long-term
<b>Strategy 4.3</b>	Encourage a balanced land-use mix to maintain the quality of life and for the fiscal sustainability characterized by a pattern that includes both residential and nonresidential uses, such that the long-term cost of providing a desirable level of public services to residents, business owners, and visitors is closely matched to the tax or user-fee revenue generated by those uses.	Ongoing
<b>Strategy 4.4</b>	Encourage community-based economic development that promotes, supports, and invests in businesses that serve local needs and are compatible with the vision, character, and cultural values of the community.	Ongoing
<b>Strategy 4.5</b>	Be a model for effective and transparent local governance.	Ongoing



**Goal 5: Coordinate with Other Jurisdictions and Agencies:** Ensure that the Town coordinates and partners with neighboring communities as well as federal, state, regional, and local government agencies and organizations in support of policies, plans, programs, and projects.

	<u>Implementation Strategies</u>	<u>Time Frames</u>
<b>Strategy 5.1</b>	Coordinate local land use plans with regional transportation investments which include any projects listed in a transportation improvement program intended to improve a transportation network serving a multi-jurisdictional area. These projects include investments in highways and streets, public transit, and pedestrian and bicycle systems.	Ongoing
<b>Strategy 5.2</b>	Coordinate local open space plans with regional green infrastructure plans which can maximize both the ecological and public benefits that green infrastructure provides and can help leverage investment in parks, greenways, trails, and other green infrastructure projects.	Ongoing
<b>Strategy 5.3</b>	Promote regional cooperation and sharing of resources for the provision of public services and facilities.	Ongoing
<b>Strategy 5.4</b>	Coordinate the Town's transportation, environmental, and economic plans with local, state, and federal policies to leverage investments in the Town's services and facilities.	Ongoing





Demographics including trends and projections,  
characteristics of households, educational levels, and  
income characteristics



OVERVIEW

As a tourist-based town, Edisto Beach’s population comprises residents (property owners and long-term renters), non-resident property owners, and visitors. As a result, the population numbers fluctuate during the year. This element focuses on the residential population defined by the U.S. Census Bureau as “people at their usual residence, which is the place where they live and sleep most of the time.” It also provides information on areas adjacent to the Town—Colleton and Charleston Counties—and the larger region for comparison where deemed appropriate.

INVENTORY OF EXISTING CONDITIONS

Population Growth

As shown in Table 1, the Census data indicates a dip and a spike in the Town of Edisto Beach’s population growth between 2000 and 2020. The total population of the Town markedly grew 149.5% to 1,033 from 2010 to 2020. With land area of 2.1 square miles, the population density is approximately 486 persons per square mile. In a closer look at the surrounding areas, the Town’s population growth rate was significantly higher than that of Colleton and Charleston Counties and the Lowcountry region.

Table 1: Population Change 2000-2020

	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>	641	414	1,033	-35.4%	149.5%
<b>Colleton County</b>	38,264	38,892	38,604	1.6%	-0.7%
<b>Charleston County</b>	309,969	350,209	408,235	13.0%	16.6%

Source: U.S. Census Bureau, Decennial Census 2000-2020

Notably, the Town appealed the 2010 census population count as it was in error. Therefore, the Town’s 2020 census population number appears high when compared to the 2010 number. The 2020 number is consistent with the number of registered voters in the Town—more than 900.<sup>1</sup>

As a seasonal resort town, the number of the Town’s seasonal population is considerably higher during the summer. Based on the number of the Town’s vacant housing units (1,860 units), the number of seasonal population ranges between approximately 4,500 to 18,000 using the average household size between 2 to 10 persons per unit. These numbers do not include the number of day trippers.

<sup>1</sup> The Post and Courier (October 10, 2021)—*Census surprises: Some SC cities have thousands fewer residents than thought.*



## Population Projections

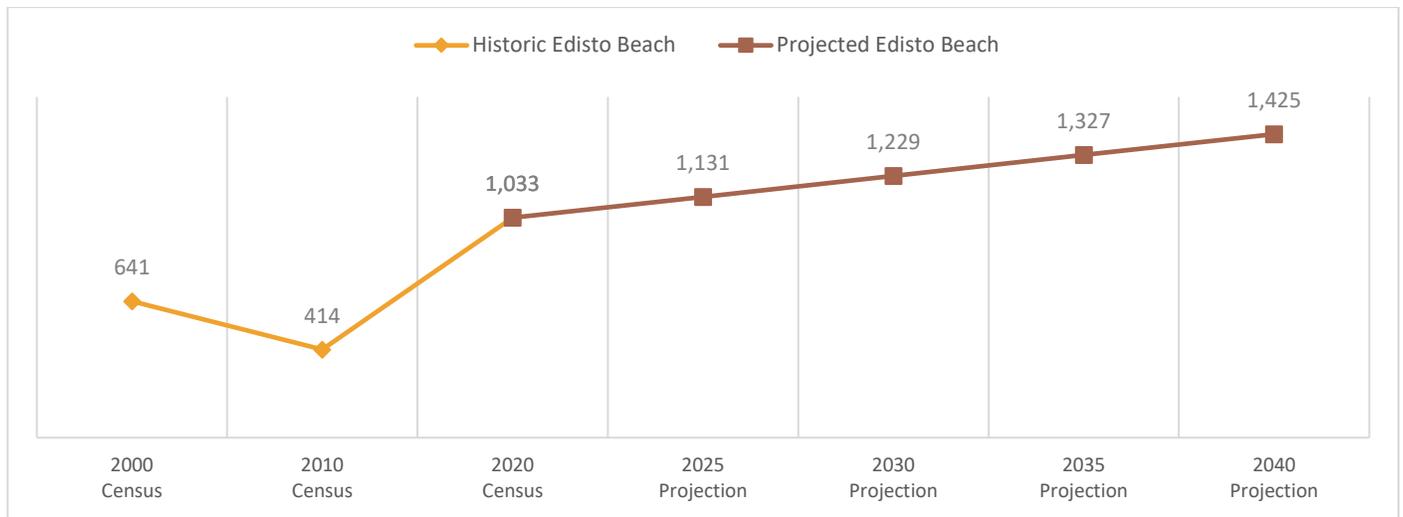
The population projections are important for understanding long-term demographic changes for the Town of Edisto Beach. To determine how the Town may change over the next 20 years, the population growth data from 2000 to 2020 is used to project population growth from 2020 to 2040. Table 2 and Figure 5 indicate that the Town’s population is in an increasing trend, with population growth by 1.6% annually in 2040. Colleton and Charleston Counties are also anticipating an increase in population at a slower pace.

Although the Town is in an increasing trend with 1.6% annual growth, the lack of vacant land coupled with the Comprehensive Plan’s guidelines and Zoning Ordinance will determine how fast and how large the Town will grow during the next two decades.

Table 2: Historic and Projected Population 2000-2040

	Census			Projection				Annual Change 2020- 2040
	2000	2010	2020	2025	2030	2035	2040	
<b>Town of Edisto Beach</b>	641	414	1,033	1,131	1,229	1,327	1,425	1.6%
<b>Colleton County</b>	38,264	38,892	38,604	38,689	38,774	38,859	38,944	0.04%
<b>Charleston County</b>	309,969	350,209	408,235	432,802	457,368	481,935	506,501	1.1%

Figure 5: Historic and Projected Population 2000-2040



Source: U.S. Census Bureau, Decennial Census 2000-2020; LCOG projected the 2025-2040 population based on trend line data from 2000-2020.

## Population Diversity

Although the vast majority of the Town of Edisto Beach’s population is White, the Town saw a more diverse population from 2000 to 2020 as presented in Table 3. Blacks and other races have increased significantly from 2010 to 2020, accounting for 1,150% and 1,000% respectively. In the same period, the growth of the Black population declined in Colleton and Charleston Counties. Hispanic population has increased in the Town and the Counties since 2000.



Table 3: Racial and Ethnic Population 2000-2020

	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>					
Total Black	2	4	50	100.0%	1,150.0%
Total White	619	409	972	-33.9%	137.7%
Total Other Race	20	1	11	-95.0%	1,000.0%
Total Hispanic or Latino	2	2	14	0.0%	600.0%
<b>Colleton County</b>					
Total Black	15,469	15,198	13,644	-1.8%	-10.2%
Total White	18,671	22,199	23,596	18.9%	6.3%
Total Other Race	4,124	1,495	1,364	-63.7%	-8.8%
Total Hispanic or Latino	551	1,094	1,380	98.5%	26.1%
<b>Charleston County</b>					
Total Black	105,870	104,239	94,101	-1.5%	-9.7%
Total White	192,921	221,811	288,730	15.0%	30.2%
Total Other Race	11,178	24,159	25,404	116.1%	5.2%
Total Hispanic or Latino	7434	18,877	29,280	153.9%	55.1%

Note: Race refers to a race alone or in combination with one or more other races. The Blacks, Whites, and Hispanics add up to more than the total populations because Hispanics are counted as members of one or more of the other races as well.

Source: U.S. Census Bureau, Decennial Census 2000-2020

## Age and Gender Composition

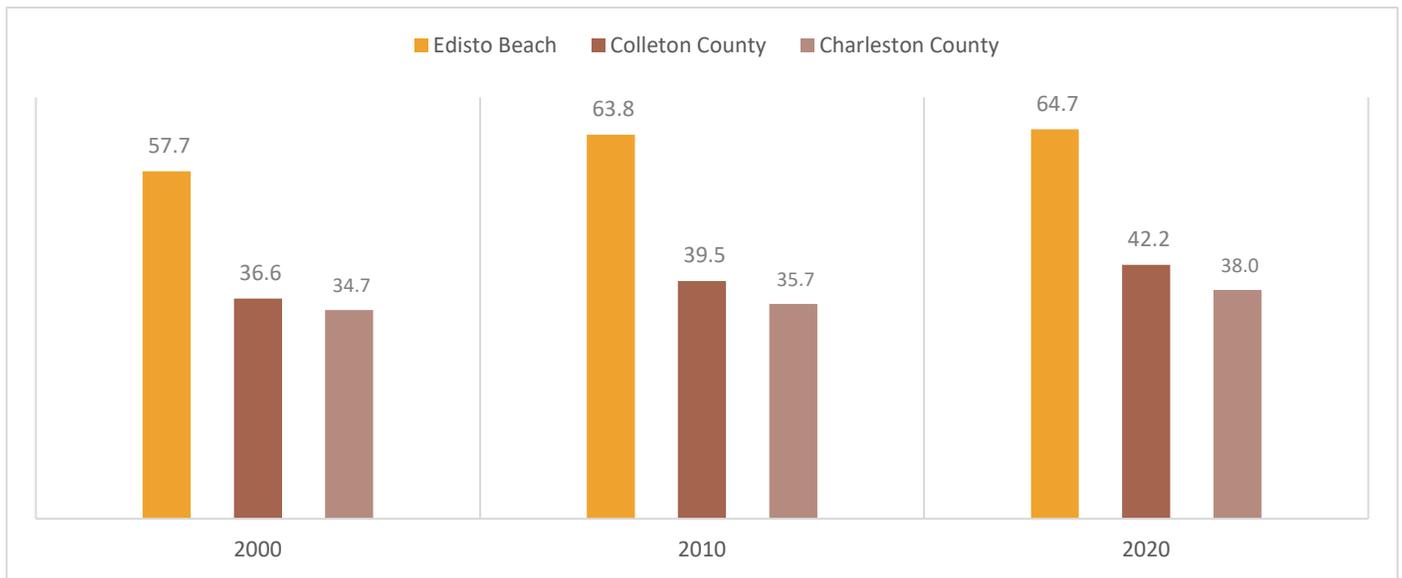
As one of South Carolina's best vacation destinations, the Town of Edisto Beach makes for a great place to retire. As reflected in Table 4, the Town's population of 65 and older as a percentage of total population has continued to increase since 2000. This age group population markedly increased by 80.3% since 2010. Similar trends can be seen in Colleton and Charleston Counties. This aging population trend is supported by the rise in the median age as illustrated in Figure 6.

Table 4: Age Composition 2000-2020

	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>					
Under 18 Years	4.8%	3.4%	1.3%	-54.8%	-42.9%
18 to 64 Years	61.8%	51.2%	42.5%	-46.5%	21.2%
65 Years and Over	33.4%	45.4%	56.1%	-12.1%	80.3%
<b>Colleton County</b>					
Under 18 Years	27.3%	24.4%	22.4%	-9.3%	-11.2%
18 to 64 Years	59.7%	60.0%	57.8%	2.2%	-6.8%
65 Years and Over	13.0%	15.6%	19.8%	22.2%	22.3%
<b>Charleston County</b>					
Under 18 Years	23.7%	20.7%	19.8%	-1.2%	9.4%
18 to 64 Years	64.4%	66.5%	64.3%	16.6%	10.8%
65 Years and Over	11.8%	12.8%	15.9%	21.9%	42.7%

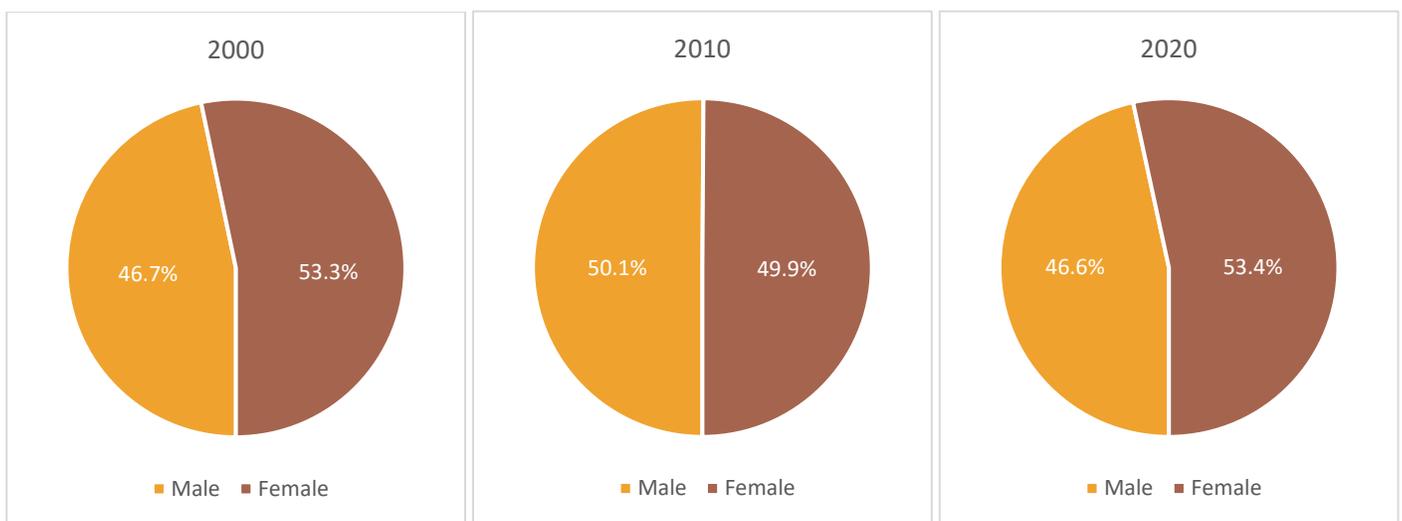


Figure 6: Age Distribution (Median Age) 2000-2020



A closer look at gender distribution shows the fluctuation in the Town’s gender distribution, with roughly equal men and women in 2010. In 2020, the male population was larger than its female counterpart and stood at 53.5%, up from 49.9% in 2010 (Figure 7).

Figure 7: Gender Distribution 2000-2020



Source: U.S. Census Bureau, Decennial Census 2010 and American Community Survey 5-Year Estimate 2020



## Educational Attainment

As highlighted in Table 5, the majority of the Town of Edisto Beach's population 25 years and over held a bachelor's degree. This trend has risen since 2000. During the same period, Colleton and Charleston Counties also has seen an increase in population with a bachelor's degree. There was a notable increase of population with graduate or professional degrees in the Town and Charleston County between 2010 and 2020.

Table 5: Educational Attainment for Population 25 Years and Over 2000-2020

	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>					
Less than 9th grade	2.6%	0.5%	0.0%	-80.0%	-100.0%
9th to 12th grade, no diploma	4.2%	3.2%	1.5%	-25.0%	-44.4%
High school graduate (includes equivalency)	20.6%	20.8%	10.9%	-1.7%	-37.1%
Some college, no degree	21.3%	14.2%	18.7%	-35.2%	58.2%
Associate degree	5.2%	6.5%	8.7%	20.0%	61.1%
Bachelor's degree	27.6%	35.7%	34.4%	25.9%	15.6%
Graduate or professional degree	18.4%	19.0%	25.7%	1.0%	62.3%
<b>Colleton County</b>					
Less than 9th grade	10.2%	8.5%	3.4%	-13.2%	-59.7%
9th to 12th grade, no diploma	20.2%	16.2%	9.1%	-16.2%	-43.0%
High school graduate (includes equivalency)	37.0%	39.1%	44.2%	10.3%	15.0%
Some college, no degree	16.0%	17.0%	16.3%	10.6%	-2.2%
Associate degree	5.1%	5.6%	10.8%	15.3%	94.2%
Bachelor's degree	7.4%	9.5%	10.7%	33.7%	15.1%
Graduate or professional degree	4.2%	4.2%	5.6%	4.9%	36.1%
<b>Charleston County</b>					
Less than 9th grade	5.9%	4.3%	2.2%	-17.4%	-35.0%
9th to 12th grade, no diploma	12.6%	8.3%	5.4%	-24.6%	-16.9%
High school graduate (includes equivalency)	22.9%	23.5%	21.7%	16.9%	18.2%
Some college, no degree	21.3%	19.1%	16.9%	2.4%	13.7%
Associate degree	6.6%	7.3%	8.6%	27.1%	49.5%
Bachelor's degree	19.7%	24.1%	28.6%	39.7%	52.3%
Graduate or professional degree	11.0%	13.4%	16.7%	38.9%	59.0%

Source: U.S. Census Bureau, Decennial Census 2000-2010, American Community Survey 5-Year Estimate 2020



## Household Formation

Between 2000 and 2020, the number of households in the Town of Edisto Beach and the Counties have increased. During the same period, the number of family households in the Town and Charleston County have also increased, but it declined in Colleton County (Table 6).

The majority of married couples had no children under 18 years old. Between 2000-2020, the number of married couples with no children increased in the Town and the Counties. Between 2010-2020, the number of couples with no children in the Town increased approximately at the same rate as that in Charleston but at four times the rate of Colleton County.

Table 6: Household Formation 2000-2020

Edisto	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>					
Total households	314	337	364	7.3%	8.0%
Average Household Size	2.1	1.7	2.0	-19.0%	17.6%
Married Couples with Children under 18	23	0.0	6	-100.0%	n/a
Married Couples with no Children under 18	170	188	236	10.6%	25.5%
<b>Colleton County</b>					
Total households	14,514	15,228	15,281	4.9%	0.3%
Average Household Size	2.6	2.5	2.4	-3.8%	-4.0%
Married Couples with Children under 18	3,217	2,497	1,819	-22.4%	-27.2%
Married Couples with no Children under 18	4,143	4,161	4,415	0.4%	6.1%
<b>Charleston County</b>					
Total households	123,260	137,844	163,411	11.8%	18.5%
Average Household Size	2.4	2.4	2.4	0.0%	0.0%
Married Couples with Children under 18	23,164	21,209	25,277	-8.4%	19.2%
Married Couples with no Children under 18	31,279	35,553	44,941	13.7%	26.4%

Source: U.S. Census Bureau, Decennial Census 2000, American Community Survey 5-Year Estimates 2010 and 2020

## Household Income

Figure 8 and Table 7 indicate that the Town of Edisto Beach's median household income continued to grow from \$54,444 in 2000 to \$69,583 in 2020. Also, the Town's median household income is higher than that of Colleton and Charleston Counties. A closer look at inflation adjustment tells a different story, however. Between 2000-2020, inflation-adjusted median household incomes decreased in the Town and Colleton County as the price of goods and services increased.

In 2020, the largest source of household income was from Social Security, with approximately 60% of all households receiving income from this source. Income from Social Security has become more common across the entire income distribution since 2000.



Figure 8: Median Income 2000-2020

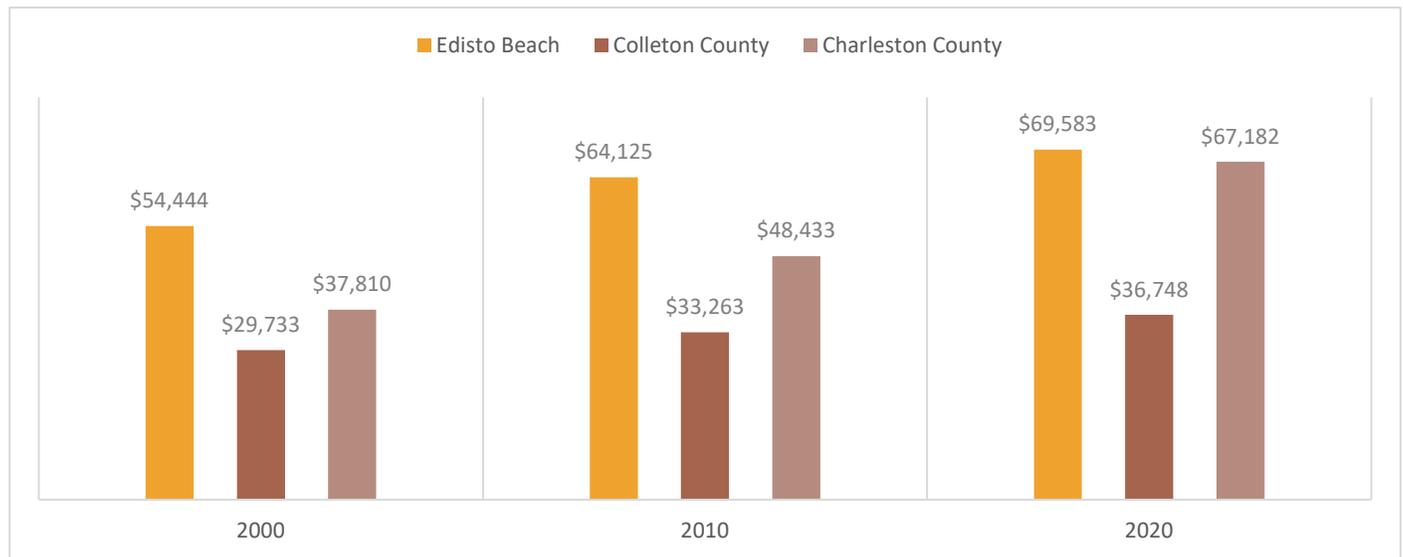


Table 7: Median Income and Income Types 2000-2020

	2000	2010	2020	Change 2000-2010	Change 2010-2020
<b>Town of Edisto Beach</b>					
Median Household Income	\$54,444	\$64,125	\$69,583	17.8%	8.5%
Inflation Adjusted	\$81,635	\$76,211	\$69,583	-6.6%	-8.7%
Householders with Income Types					
Wage/Salary	226	210	156	-7.1%	-25.7%
Social Security	147	189	217	28.6%	14.8%
Public Assistance	1	6	4	500.0%	-33.3%
Retirement	118	138	213	16.9%	54.3%
<b>Colleton County</b>					
Median Household Income	\$29,733	\$33,263	\$36,748	11.9%	10.5%
Inflation Adjusted	\$44,582	\$39,532	\$36,748	-11.3%	-7.0%
Householders with Income Types					
Wage/Salary	10,369	10,397	9,853	0.3%	-5.2%
Social Security	4,312	5,110	5,846	18.5%	14.4%
Public Assistance	384	472	152	22.9%	-67.8%
Retirement	2,860	3,505	3,384	22.6%	-3.5%
<b>Charleston County</b>					
Median Household Income	\$37,810	\$48,433	\$67,182	28.1%	38.7%
Inflation Adjusted	\$56,693	\$57,561	\$67,182	1.5%	16.7%
Householders with Income Types					
Wage/Salary	99,148	137,844	121,897	39.0%	-11.6%
Social Security	29,572	34,210	49,221	15.7%	43.9%
Public Assistance	2,762	1,519	1,991	-45.0%	31.1%
Retirement	23,564	25,807	33,462	9.5%	29.7%

Note: Inflation adjusted is used to show the real value of income for changes in cost of living, taking into account the effect of inflation.

Source: U.S. Census Bureau, Decennial Census 2000, American Community Survey 5-Year Estimate 2010 and 2020



## SUMMARY

The preceding analysis indicates that:

- According to Census 2020, the Town of Edisto Beach's permanent population was 1,033, an increase of approximately 156% from 2010 and 61.1% from 2000. However, seasonal population can impact the Town through their demand for goods and services, use of infrastructure, and stress on the environment. Therefore, The Town needs to consider the number of non-resident property owners and visitors or seasonal population to assist with appropriate planning for seasonal spikes in the demand for services and facilities.
- With land area of 2.1 square miles, the population density in 2020 was 486 persons per square mile. Over the past 20 years the Town has seen an increase in population that could be projected to continue. However, almost 90% of the Town is built-out and lack of vacant land and restrictions on density will be a limiting factor on continued growth.
- While there are increasing numbers of Blacks and Hispanics in the Town, Whites accounted for 94% of the population in 2020.
- The Town's population 65 years and older made up 56% of the total population in 2020. This has increased dramatically since 2010, pushing the median age upwards. The median age was 64.7 in 2020, up from 57.7 in 2000. Meanwhile, the number of younger people has declined. In addition, the gender composition is distributed with a greater number of males. Community development and planning may need to create appropriate services and infrastructure to suit all age groups.
- The majority of the Town's population holds a bachelor's degree. Also, the Town saw an increase in population with graduate or professional degrees, and some college or associate's degree.
- The number of households has increased since 2000, with the majority of married couples without children. These are expected as the Town is a retirement destination. The household size is approximately 2 persons per household, indicating greater emphasis on smaller unit housing. The Town should continue to closely monitor their housing preference and demand, as well as other economic factors.
- The Town's household income has continued to increase since 2000, considerably more than that of Colleton County. Income from Social Security and Retirement were the two largest sources of income, respectively.





# CULTURAL RESOURCES

Commercial and residential districts, scenic resources, archaeological resources, and other cultural resources



**OVERVIEW**

Defined by the United States Department of Agriculture, National Resources Conservation Service, “cultural resources are tangible remains of past human activity. These may include buildings; structures; prehistoric sites; historic or prehistoric objects or collections; rock inscriptions; earthworks, canals, or landscapes...”<sup>2</sup> While no historical resources have been found within the Town limits, immediate adjacent areas and the surrounding island offer many glimpses of the long and colorful history of this region. These sites are important to the history of the Town and should be recognized as part of the Town’s cultural heritage.

**INVENTORY OF EXISTING CONDITIONS**

**Historical Background**

**Historical Sites**

The development patterns of the Town of Edisto Beach are an example of the type of development found in the 1920s, when resort communities were envisioned as a complete unit. In addition, the nature of the building stock on the island is a testament to the difficulties of protecting structures against the day-to-day wear of coastal weather, the salt spray and sun, as well as the periodic tropical storms that occasionally sweep the area. It is especially important to catalog and record structures of historical significance in the Town because of the likelihood of damage to those structures from natural hazards.

Although the Town has no historical structures, the iconic Quantico beachfront house is worth noting. The Quantico is one of the oldest houses on the beach, built during the first wave of seaside development in the 1920s. It is located just east of “The Point” where the Atlantic Ocean meets St. Helena Sound and South Edisto River. According to Edisto writer Clara Childs Puckette, the Quantico was owned by the Wallar Baileys, but it was sold after being hit hard by the hurricane in 1940. With its large and sturdy construction, the Quantico was one of very few houses on the beach to survive that storm, and its visitors can easily imagine early life on Edisto Beach. Special features of the house include a huge sleeping porch along the front, a large kitchen, pine and pecky cypress paneling, servants’ quarters downstairs and wonderful views of the ocean.

**History of the Civil War**

According to information in the book “Edisto Beach South Carolina,” written by Whitson Brooks, a piece of war history was found at Edisto Beach in 1971 by David Lybrand. Lybrand discovered an old fort as he was surveying for the new golf course. Research by the Lybrand brothers revealed that the fort was built in or about 1812 but was never used.

When the War between the States began, Confederate General P. G. T. Beauregard came to Edisto Beach to see the fort, but determined that it was not of value to the War effort. The cannons were considered antiques even in that day. Various agencies contacted in 1971 did not consider the fort to have any historical significance, therefore, the golf course (the Plantation Course at Edisto) was allowed to be built over the fort. However, one of the two cannons, which is dated 1765, does stand in front of Edisto Sales and Rentals Realty.



Photo by: LCOG—One of the two cannons built during the civil war

<sup>2</sup> [USDA Natural Resources Conservation Services](https://www.nrcs.usda.gov/)



**Cultural Resources**

**Gullah Geechee Cultural Heritage Corridor**

The Gullah Geechee Cultural Heritage Corridor was designated by the U.S. Congress in 2006 to call attention to the historic and cultural contributions of the Gullah Geechee people. The Gullah Geechee people are the descendants of West and Central Africans who were enslaved and brought to the lower Atlantic states of North Carolina, South Carolina, Florida, and Georgia to work on the coastal rice, Sea Island cotton and indigo plantations. Because their enslavement was on isolated coastal plantations, sea and barrier islands, they were able to retain many of their indigenous African traditions. These traditions are reflected in their food, arts and crafts, and spiritual traditions. They also created a new language, Gullah, a creole language spoken nowhere else in the world.

The Corridor runs from Pender County North Carolina to St. John’s County Florida.<sup>3</sup> Gullah Geechee traditions and culture are celebrated on Edisto Island with the most recent being the release of New York Times’s best-selling book by Emily Meggett “Gullah Geechee Home Cooking: Recipes from the Matriarch of Edisto Island.”

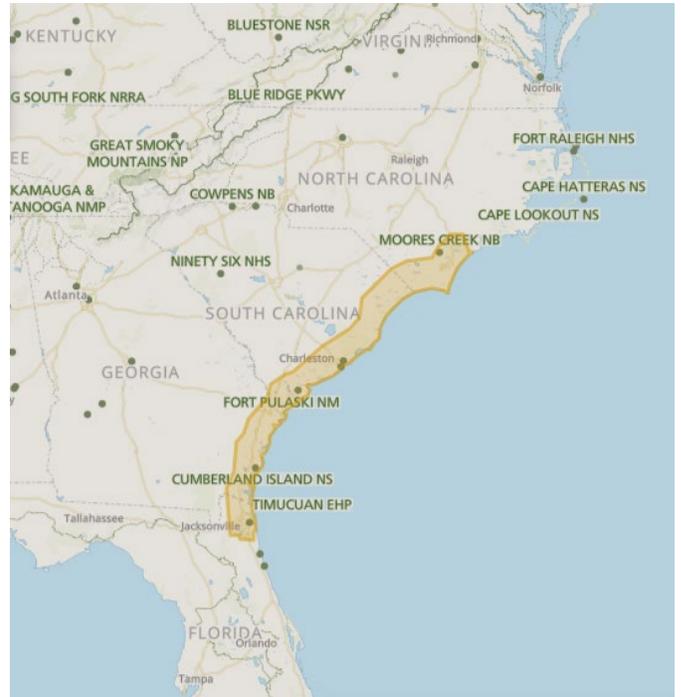


Photo by: National Park Service—Gullah Geechee Cultural Heritage Corridor

**Edisto Island Open Land Trust**

The Edisto Island Open Land Trust (EIOLT) was organized in 1994 by concerned locals and property owners who feared Edisto was destined to become overdeveloped and lost to commercialization like many other sea islands on the South Carolina coast. Today approximately half of Edisto Island’s high ground and marsh are conserved and protected from unchecked development through the efforts of EIOLT and other partners, such as the South Carolina Department of Parks, Recreation, and Tourism; the Nature Conservancy; the Lowcountry Land Trust; and the Open Space Institute.

The mission of EIOLT is “to preserve the rural quality of life on Edisto by protecting lands, waterways, scenic vistas, and heritage through conservation and education.” In addition to land conservation, EIOLT’s other programs include the purchase and restoration of the Hutchinson House. The project will preserve, restore, and interpret a culturally significant landmark and the important history of an influential African American family on Edisto Island. The Hutchinson House, along with Legacy Live Oak Memorial Park and other EIOLT preserves, provides public greenspaces for residents to enjoy alongside environmental and historical interpretation of important topics.<sup>4</sup>

<sup>3</sup> [National Park Service](#)

<sup>4</sup> [Edisto Island Open Land Trust](#)





Photo by: ELOLT—Hutchinson House in 1880s



Photo by: ELOLT—Hutchinson House in 2021

**Botany Bay Plantation Heritage Preserve and Wildlife Management Area**

The 4,687-acre Botany Bay Plantation Heritage Preserve and Wildlife Management Area (WMA) on Edisto Island is located along the Atlantic Ocean in the northeast corner of Edisto Island. “Bleak Hall Plantation”, built by John Townsend, together with Sea Cloud Plantation are included in the area that is now Botany Bay. The SC Department of Natural Resources acquired the property and opened it to the public in 2008. The area’s location bounded in part by the North Edisto River places it within the boundary of the ACE Basin Focus Area, one of the largest remaining relatively undeveloped wetland ecosystems along the Atlantic Coast. Botany Bay Plantation WMA with Botany Bay Island (under conservation easement with The Nature Conservancy) and Deveaux Bank form a core area of protected habitat in the eastern corner of the ACE Basin.

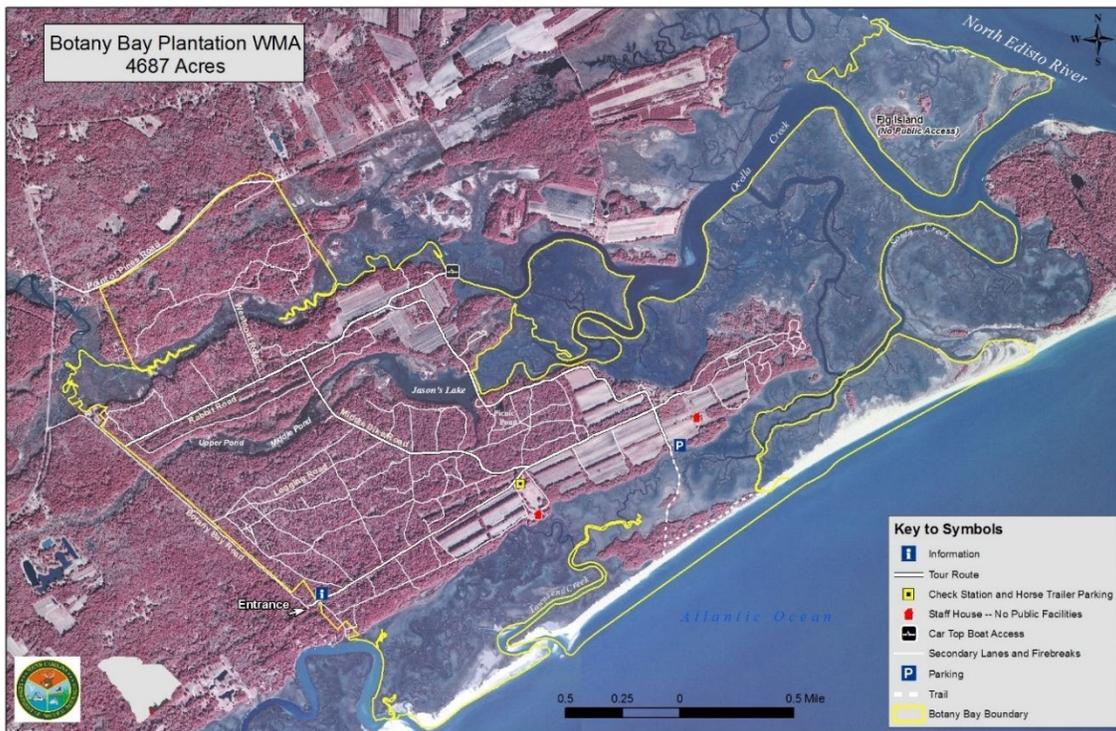


Photo by: SCDNR



The biological features of Botany Bay Plantation WMA are characteristic of sea islands along the lower southeast coast. The undeveloped coastal habitats of the wildlife management area are important to numerous wildlife species. The beach is utilized for nesting by the federally threatened loggerhead sea turtle and the state-threatened least tern. The maritime forest and coastal scrub/shrub areas provide nesting and foraging habitat for neotropical songbirds including painted buntings and summer tanagers. The uplands support a wide diversity of wildlife. The tidal marshes and managed wetlands contain a variety of fish and shellfish resources and provide foraging habitat for various wildlife species.

The cultural resources on Botany Bay Plantation WMA are extremely significant. Archaeologically significant sites dating from as early as the Late Archaic Period through the 19th century are present. Two shell rings on Pockoy Island in the Botany Bay WMA along with another shell ring on nearby Fig Island and a shell mound in the Edisto Beach State Park are of special interest. The shell rings are roughly circular structures, the size of one or more football fields, thought to be created from shell discards by Native American hunter-gatherers about 4,000 years ago. More than 60 mounds have been discovered throughout the Southeast from the Sewee Mound near Awendaw, SC, to Mississippi.

Native Americans began piling oyster, clam, and other shells into the eventual rings during the time of the earliest pyramids. These were the Archaic people who turned up about 12,000 years ago and lasted as a cultural group until agriculture developed about 4,000 years ago. The shell mounds on Pockoy Island at Botany Bay are thought to have been constructed in the late Archaic period when the Native Americans were transitioning from hunter-gatherers to a more sedentary people with the advent of agriculture.



Photo by: SCDNR—Pockoy Island Shell Ring, located right on the Atlantic coastline



Photo by: SC Lowcountry Outdoors—Fig Island Shell Ring

Other cultural resources at Botany Bay listed on the National Register for Historic Places include outbuildings from “Bleak Hall Plantation” and one of two “Bache monuments” on Edisto Island. Alexander Bache, the second superintendent of the U.S. Coast Survey, chose Edisto Island for the location of two survey markers on Edisto Island, one located at Botany Bay and the other thirteen miles away near the Edisto Beach State Park Environmental Learning Center. The Bache survey line helped ships navigate the uncharted hazards of the east coast.

## Edisto Beach State Park

Operated by the South Carolina Department of Parks, Recreation and Tourism (SCPRT), Edisto Beach State Park is one of the four oceanfront state parks in South Carolina and is located on South Carolina Highway 174, 50 miles southeast of Charleston County and adjacent to the Town of Edisto Beach. With an area of 1,255 acres and rich in Native American history, the Park offers historical significance, outdoor activities including seven different trails, a newly installed playground, a dense live oak forest, and some of the tallest palmetto trees in the state. The Park welcomes over 300,000 visitors each year.

### Historical Significance

According to the SCPRT, the Park was developed in the 1930s by the Civilian Conservation Corps (CCC), a program that provided work to many people during the Great Depression. During the war years of travel restrictions and rationing in the 1940s, the Park provided recreation close to home for day use. Since there were two military bases in the region, military personnel used the Park for recreation as well as defense purposes. Edisto Beach State Park along with Myrtle Beach State Park and Hunting Island State Park were garrisoned as lookout posts. By the 1990s, recreational use began to grow substantially and posed concerns for the environment. The Park has continued to adapt to meet these trends and environmental stewardship has been emphasized. As a result, creation of the Environmental Learning Center at the Park was established in the 2000s.

In addition, the Park is home to historical sites listed in the National Register of Historic Places. These are:

- **The Indian Shell Mound:** Listed in the National Register of Historic Places on August 30, 1974, a prehistoric shell midden—a mound of waste shells from mussels, oyster, and clams from past cultures—has been dated between 2200 and 1800 BC.
- **The Bache Marker:** Listed in the National Register of Historic Places on October 5, 2007, the Marker is located behind the Environmental Learning Center as part of the mapping of the Eastern Seaboard in the 1840s. Another one is located at Botany Bay Plantation. They played a significant role in improving the navigation of U.S. water ways.



Photo by: South Carolina Historic Properties Record—Indian Shell Mound (top right), Bache Markers (bottom)



## Edisto Island Museum

Located just 15 minutes north of the Town of Edisto Beach, the Edisto Island Museum opened its doors to patrons in 1991, offering the history of Edisto Island and the surrounding area.

Working in concert with the Edisto Island Historic Preservation Society (EIHPS), which was founded in 1986 and other preservation groups, the Museum has preserved the island’s history through a series of exhibits and local artifacts. The history includes, but is not limited to, Native Americans, African Americans, Spanish pirates, and English settlers.



Photo by: LCOG—Edisto Island Museum

The museum offers the “Edisto and Beyond Tour,” also known as “Plantation Tour.” This is an annual tour of historic plantations, churches, graveyards, and historic sites including, for example, Middleton Plantation, Oak Lawn Plantation, Peter’s Point, Old First Baptist Church, the Presbyterian Church on Edisto, and Christ Church (Adam’s Run).

## Scenic Resources

### Edisto Island National Scenic Byway

Dedicated on October 16, 2009, the Edisto Island National Scenic Byway on SC 174 is one of the 21 state byways and is one of the four national scenic byways in the state of South Carolina.<sup>5</sup> The route begins at the foot of the McKinley Washington Jr. Bridge, also known as the Dawhoo Bridge, which spans the Intracoastal Waterway, and ends 13.5 miles later at the Atlantic Ocean on Edisto Beach. The route traverses salt marshes, creeks, maritime forests, farm fields and historic churches.



Photo by: USDOT—McKinley Washington Jr. Bridge



Photo by: USDOT--A moss-draped canopy of oak trees covers a road, leaving exotic patterns.

<sup>5</sup> [South Carolina Scenic Byways](#)



**Other Cultural Resources**

**Edisto Turtle Tide Art**

The Edisto Beach Chamber of Commerce in partnership with the Edisto Art Guild and the Edisto Beach Loggerhead Turtle Project developed the Turtle Tide Art Project, ten painted turtle sculptures, in summer 2022.

Local individuals and businesses chose to sponsor each turtle. The purpose is to showcase art throughout the community, promote local businesses, support charitable organizations in the area, and increase awareness of turtle conservation. These sculptures were displayed throughout the turtle season until October 2022<sup>6</sup> and auctioned to the public with proceeds donated to local charities of the sponsor’s choice.

**Special Events**

There are numerous special events and festivals that showcase the Town of Edisto Beach’s culture, arts, music, and many more. Table 8 includes some popular events that the community can enjoy throughout the year.



Photo by: The Edisto Beach Chamber of Commerce

*Table 8: Special Events and Festivals*

Events	Season	Location
5K Run/Walk	Fall	Wyndham Ocean Ridge
Arts in the Park Concert Series	Summer	Bay Creek Park
Cooking on the Creek BBQ Festival	Fall	Bay Creek Park
Christmas Parade	Winter	Palmetto Boulevard
Edisto and Beyond Tour	Fall	Multiple Sites
Edisto Triathlon	Fall	Edisto Beach and Edisto Island
Fall Festival	Fall	Jungle Road – in front of Palmetto Plaza
Governor’s Cup Billfishing Series	Summer	Edisto Beach
Holiday Market	Winter	Bay Creek Park
King’s Daughter’s Bazaar	Spring	Lions Club
Lions Club Bingo	Summer	Lions Club
Movies in the Park	Summer	Bay Creek Park
Shag Festival	Fall	Bay Creek Park
Trick or Treat at the Creek	Fall	Bay Creek Park
Wednesday Market	Spring through Fall	Bay Creek Park

Source: Town of Edisto Beach

<sup>6</sup> [Edisto Chamber of Commerce](#)



### SUMMARY

Cultural resources define the Town of Edisto Beach’s unique identity and the lifestyle of the community. The preceding analysis suggests that:

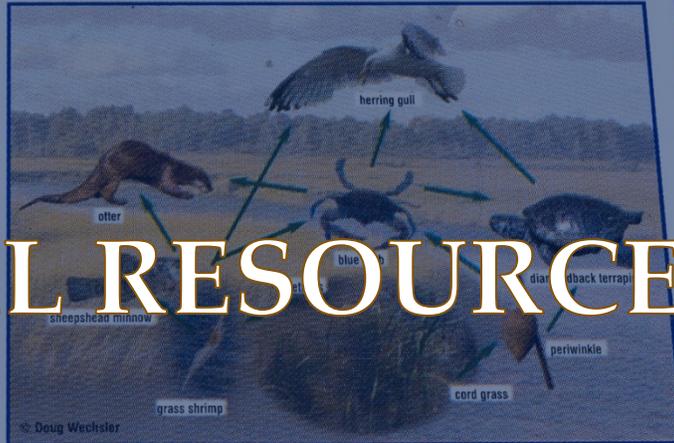
- The historic culture of the Town is perhaps younger than that of the Island, but no less important. Historical sites and cultural attractions found outside the Town boundary play an important role in not only the Town’s cultural resources, but also its economic and community development.
- The ACE Basin provides a unique atmosphere for tourism and economic growth. The Town has been successful in balancing economic growth with conservation efforts; future growth may make this balancing more difficult but just as essential.
- It is important for the Town to determine how to optimize the use of cultural resources as a development tool without compromising their value to the health and general welfare of community and future generations. To maintain these resources, the Town should have the appropriate stewardship and continue its preservation efforts.



## Salt Marsh Ecology: What Lives in the Salt Marsh?

Salt marshes rank among the most productive ecosystems on earth. In late fall, the green *Spartina* begins to turn brown as leaves die and decomposition begins. Water, waves, wind and storms dislodge and break up decaying leaves, and transport them to mud flats and other locations around the marsh. This dead plant matter (detritus), forms an attachment site for microscopic organisms such as bacteria, fungi and small algae. These organisms colonize the detritus and are eaten by small animals. Larger animals eat the detritus and the small animals.

Fiddler crabs and marsh snails shred dead plant material during feeding, aiding the decomposition process. Oysters and mussels filter these particles from the water. When low tide exposes the marsh, these animals either burrow into the mud or close up into their shells. The young of many species such as blue crabs, white shrimp and red drum utilize the salt marsh as a nursery. Some of these aquatic organisms stay within the creeks throughout the tidal cycle, but many others move on and off the marsh surface with the tide. Once they leave the protection of the marsh surface to enter the adjacent tidal creeks, they become more susceptible to large predators. One of the few reptiles that lives in the salt marsh, the diamond back terrapin, forages during high tide but moves to high ground to lay their eggs above the high tide mark. Alligator pass through brackish marshes but usually avoid high salinity marshes.



# NATURAL RESOURCES

SCDNR

Coastal resources, slope characteristics, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, floodplain and flood way areas, and soil types



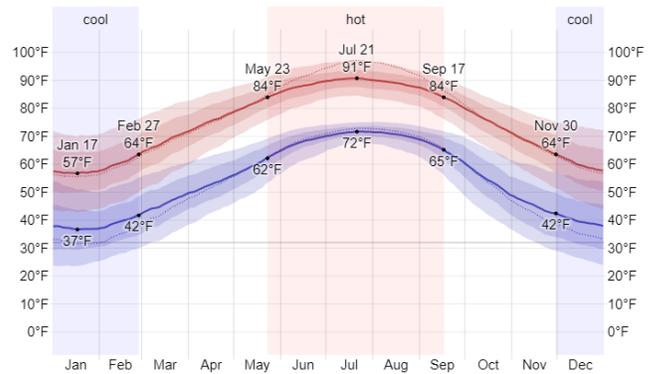


## Climate

The Town of Edisto Beach experiences a marine subtropical climate characterized by short and cooler winters and hot and muggy summers. Average monthly temperatures typically vary from the high 30s to low 90s (Figure 10).

The area receives approximately 50 inches of rain annually and is subject to severe tropical storms (including hurricanes) in the summer and fall; and beach-eroding “nor’easters” in the winter months. The Gulf Stream keeps temperatures moderate and breezes from the ocean keep the climate pleasant.

Figure 10: Monthly Temperature



Source: ©Weatherspark.com

## The Beach

Stretching the entire length of the Town of Edisto Beach, the beach wraps around the west end of the island into the South Edisto River. The juxtaposition of beaches, surf, rolling sand dunes, and tranquil lagoons gives the Town its distinctive character as well as attracting visitors and residents. As a barrier island, erosion is inevitable. Over time, the natural process of erosion slowly eats away at the coastline, threatening not only the existence of the beach, but also the integrity of the built environment of the Town. This erosion led to construction of the first groins in 1948 in attempt to halt the loss of sand or slow the rate of erosion. Other than Folly Beach, with 47 existing groins, the Town has the second largest groin field in the state, with 34 groins built through 1975.

## Wetlands

According to the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA), wetlands are:

*“...areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar area...organizes characteristics of a potential wetland into three categories: soils, vegetation and hydrology.”*

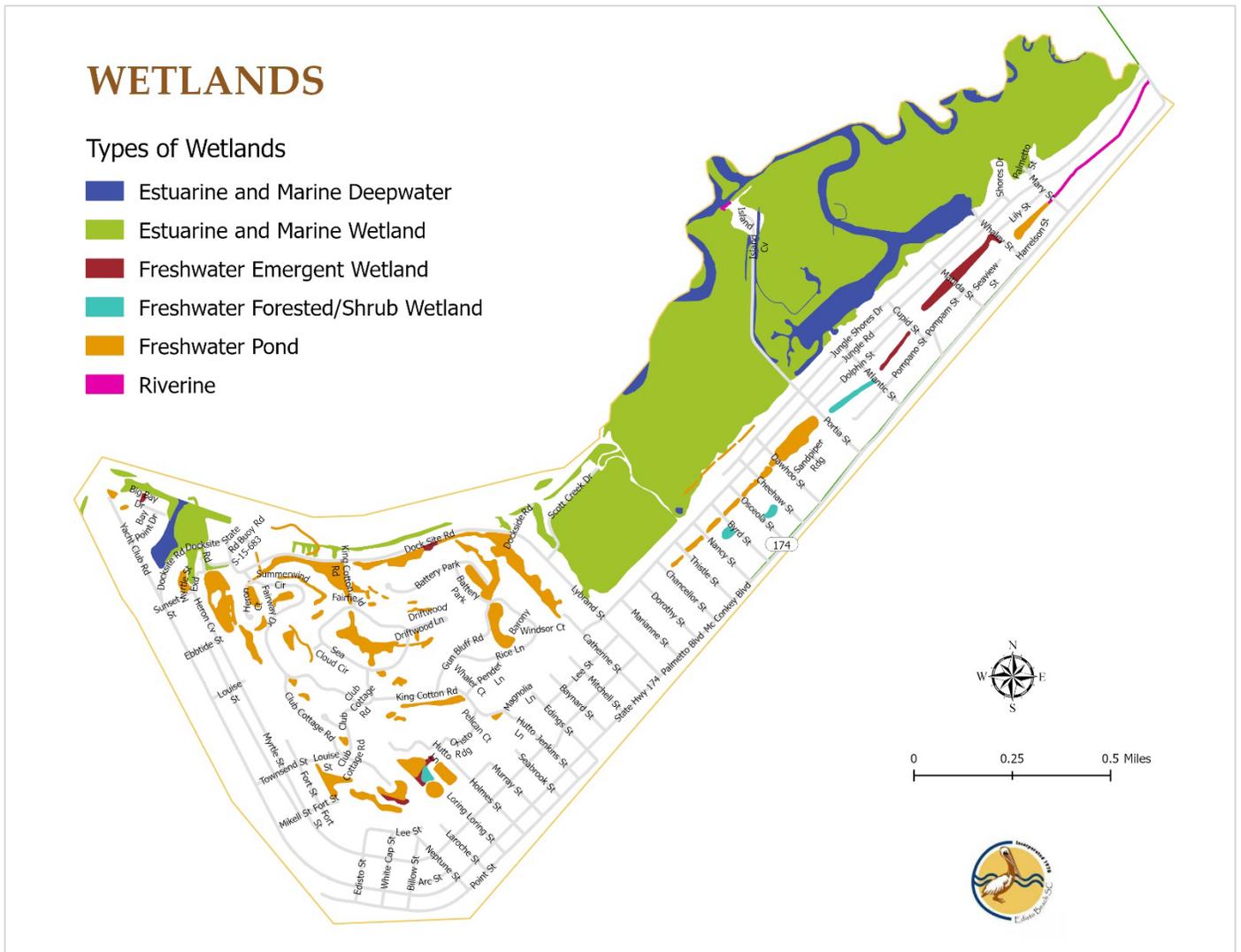
Most wetlands in the Town of Edisto Beach are estuarine and marine wetlands (i.e., salt marshes) that help protect the coastline from erosion and flooding (Figure 11). However, they can naturally be converted to open water by erosion, inundation from sea level rise and storms, and development that prevents inland migration of wetlands.

The Town has policies and procedures in place for any activities involving development within or adjacent to wetlands, by means of a Wetlands Protection District in the Town’s Zoning Ordinance ([Chapter 86, Article IV, Division 2, Section 86-146](#)). Encouraging open space, and the modification of open space requirements, may lead to more wetland preservation.

Activities that disturb beachfront and saltwater wetlands cannot be undertaken without first obtaining permits from the South Carolina Department of Health and Environmental Control (SCDHEC)’s Office of Ocean and Coastal Resource Management. Also there are additional requirements by the U.S. Army Corps of Engineers (USACE) on wetlands considerations for projects to be undertaken or partially or entirely funded by a federal, state, or local agency ([33 CFR § 320.4](#)).



Figure 11: Wetlands



Source: National Wetlands Inventory (NWI), Map prepared by LCOG

### Salt Marshes

Marshes encompass approximately 25% of the land area within the Town of Edisto Beach and offer a visual alternative to the beach front. The salt marsh found along the northern side of the Town of Edisto beach not only provides stunning vistas for residents and visitors, but also offers food and shelter for an assortment of life forms. A variety of birds use the local salt marshes as a temporary habitat during migration; examples can be found on Table 11 of this section.

Rich in nutrients, the salt marsh is one of the most productive habitats in the world. Most marine life is either directly or indirectly dependent on the salt marsh. Some, such as shrimp, live and spawn in the sea as adults but come into the shallow, protective waters of the salt marsh to mature. Others spawn in the marshes, and the young swim out to sea to mature. Many animals spend their entire lives in the marsh, while others visit for food. The salt marsh not only serves as a nursery ground for much important sea life, but also filters out pollutants from surface water and protects the mainland from the shock of wave action from the ocean and defuses storm impact.



The marshes offer the Town’s residents and visitors opportunities for fishing, shrimping, crabbing, and wildlife viewing. As such, they are an important tourist resource as well as a vital component of the ecosystem and should be protected.



Photo by: LCOG—Jungle Road Park



## Vegetation

Because of the intensive development and erosion along the beach front, very little natural vegetation of the Town of Edisto Beach remains on the dunes other than scattered areas of sea oats, sand spurs, and broomsedge. The majority of the vegetated inland area consists of maritime forest complex with slash and loblolly pine, live oak, magnolia, cabbage palm, dwarf palmetto, and red bay. This vegetation currently can be found on numerous vacant lots, and is protected from future building activities as designated by the Town’s tree ordinance ([Chapter 86, Article VII](#)). The high marsh behind the beach is a mixture of cordgrass, needle rush, yaupon and sea myrtle. The low marsh complex extending to Scott Creek Drive consists of smooth cordgrass. Non-native species such as oleander have been introduced to the island in landscaped areas.

## Soils

As described in Table 9 and illustrated in Figure 12, the most prevalent soil type in the Town of Edisto Beach is “Crevasse-Dawhoo Complex, Rolling,” comprising 41.8% of the total area. The soil type has the least limitation for building foundations found in the interior of the Town where the most intensive development is located. The primarily low density, single-family development is spread throughout the Town, building on the “Coastal Beaches and Dune Land”—the soil type with severe limitations for building foundations, however.

All soil types have serious limitations for septic tank and sewage disposal fields due to a high-water table, the hazard of flooding, and a low filtering action possibly causing pollution of nearby water sources. In addition, many of the lots in the Town were platted in the 1950s and 1960s, given their letters of approval for septic suitability at that time. Under the state law, these approvals will still be honored. These soil characteristics contribute to the need for an expanded/upgraded sewer system for portions of the Town.



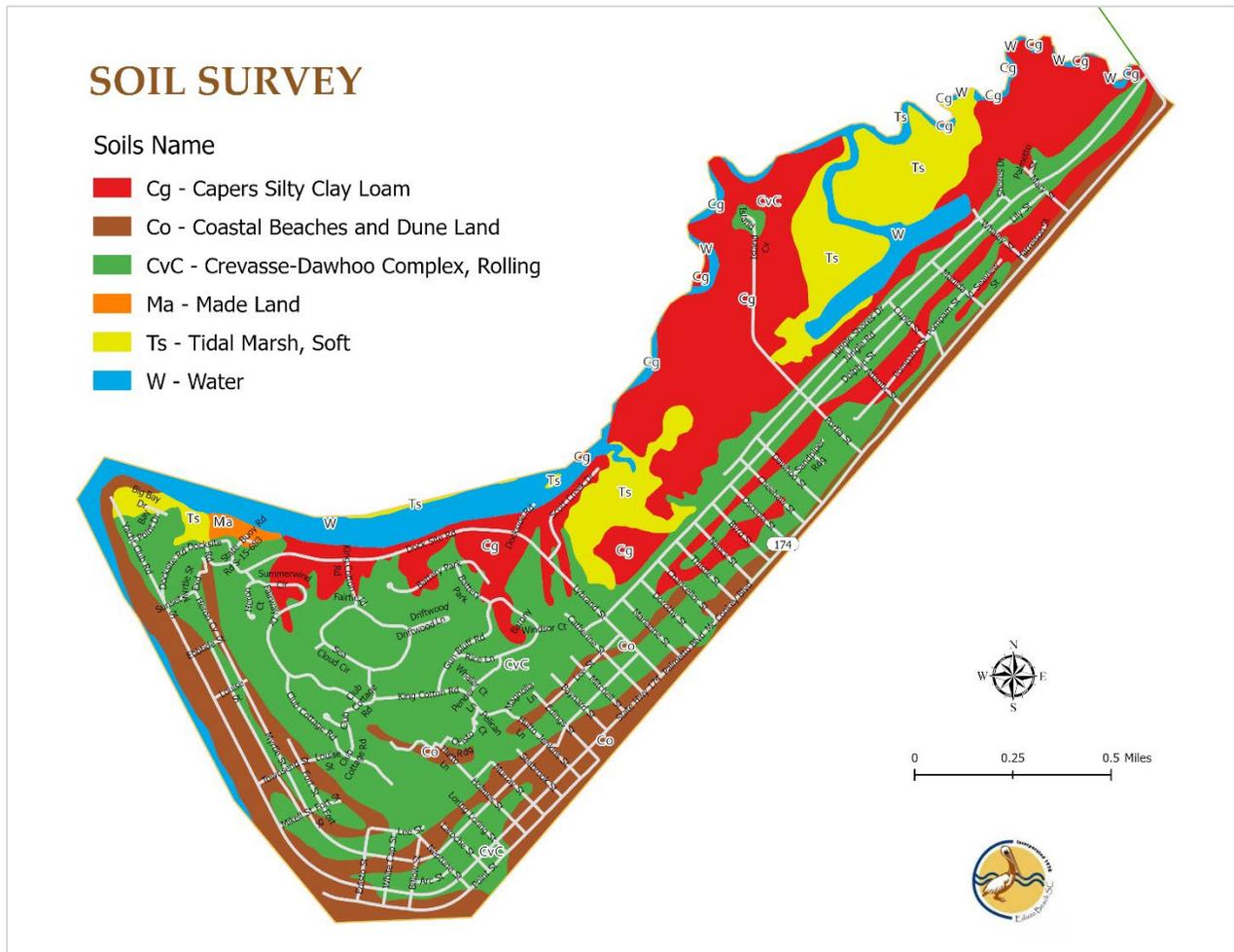
Table 9: Soil Series and Land Use Considerations

Soil Series	% of the Areas	Limitation of Soils			
		Septic Tank Filter Fields	Foundation for Dwellings	Recreational Sites	Trafficways
<b>Cg- Capers Silty Clay Loam</b>	24.0%	<b>Severe:</b> Very frequent flooding, continuous high saline water table	<b>Very severe:</b> Very frequent flooding, continuous saline water table, low presumptive bearing value, high shrink-swell potential	<b>Very severe:</b> Very poor trafficability	<b>Very severe:</b> Very poor traffic supporting capacity, very frequent flooding, continuous saline high-water table
<b>Co - Coastal Beaches and Dune Land</b>	16.1%	<b>Severe:</b> Low filtering action, very frequent flooding, high water table	<b>Severe:</b> Very frequent flooding, highwater table	<b>Severe:</b> Poor trafficability	<b>Moderate:</b> Poor traffic supporting capacity
<b>CvC - Crevasse-Dawhoo Complex, Rolling</b>	41.8%	<b>Severe:</b> Low filtering action	<b>Slight</b>	<b>Slight</b>	<b>Severe:</b> Very frequent flooding, high water table
<b>Ma – Made Land</b>	0.4%	Because they are variable in characteristics, interpretation for Made Land was not available			
<b>Ts - Tidal Marsh, Soft</b>	9.7%	<b>Severe:</b> Very frequent flooding, continuous high-water table, flooded daily by salt water	<b>Very severe:</b> Very frequent flooding, continuous flooding, poor presumptive bearing value, high shrink-swell potential	<b>Very severe:</b> Very poor trafficability	<b>Very severe:</b> Poor traffic supporting capacity, very frequent flooding, continuous high-water table
<b>W - Water</b>	8.0%	Not Applicable			

Source: U.S. Department of Agriculture, Natural Resources Conservation Service



Figure 12: Soil Types and Location



Source: USDA Natural Resources Conservation Service, Map prepared by LCOG

### Surrounding Waters

The waters surrounding the Town of Edisto Beach are one of its greatest resources. According to the water classifications determined by SCDHEC, Big Bay Creek, running along the northern edge of the Town out to the South Edisto River, is classified as “Outstanding Resource Waters (ORW)” (Figure 13). It was upgraded from the Class “Shellfish Harvesting Waters.” The Class “ORW” should be maintained by conforming with the SCDHEC’s standards listed in Table 10.

These designations impact what can and cannot be discharged into these waters (such as sewage plant effluent, stormwater runoff, and garbage disposal). Furthermore, land use decisions concerning the surrounding areas should be made with an understanding of the impacts growth and its attendant run-off have on the water, and with the intent of protecting these waters.

### CLASS DESIGNATIONS

- Outstanding National Resource Waters (ONRW)
- Outstanding Resource Waters (ORW)
- Trout Waters
- Fresh Waters
- Shellfish Harvesting Waters
- Class SA
- Class SB

Note: See SCDHEC’s Regulation 61-68: Water Classifications and Standards for further information

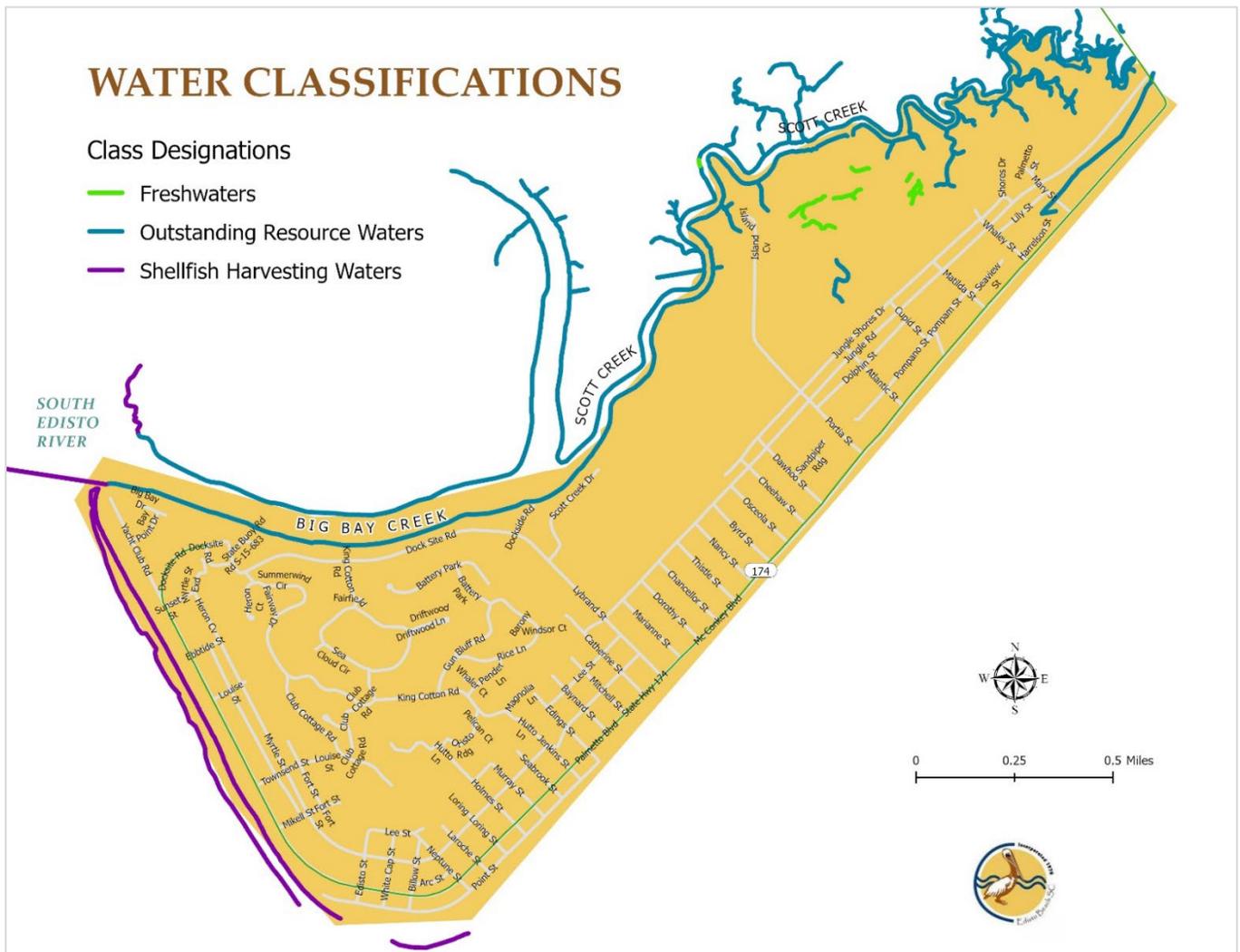


Table 10: Quality Standards for Outstanding Resource Water

Items	Standards
a. Discharge from domestic, industrial, or agricultural waste treatment facilities; aquaculture; open water dredged spoil disposal	None allowed
b. Stormwater, and other nonpoint source runoff, including that from agricultural uses, or permitted discharge from aquatic farms, concentrated aquatic animal production facilities, and uncontaminated groundwater from mining.	Allowed if water quality necessary for existing and classified uses shall be maintained and protected consistent with antidegradation rules.
c. Dumping or disposal of garbage, cinders, ashes, oils, sludge, or other refuse.	None allowed
d. Activities or discharges from waste treatment facilities in waters upstream or tributary to ORW waters.	Allowed if water quality necessary for existing and classified uses shall be maintained and protected consistent with antidegradation rules.

Source: SCDHEC

Figure 13: Water Classifications



Source: SCDHEC, Map prepared by LCOG



## Plant, Wildlife, and Habitat

The Town of Edisto Beach is part of the Edisto River Watershed, one of the most important communities of plant and wildlife species in the state. Listed in Table 11 are the species commonly found within the area and their federal and state status with the State Wildlife Action Plan (SWAP) priority, according to the SCDNR.

### Loggerhead Sea Turtles

Listed as a threatened species, loggerhead sea turtles are the state reptile. Males almost never leave the water and females travel up the beach for nesting. The Town of Edisto’s Beach has become a popular nest site, averaging 130 nests per season in the past decade, with a high of 244 in the summer of 2019 and 219 nests counted in 2022, which suggests numbers are on the rise.

These areas are perhaps the most ecologically sensitive areas within the Town and should be protected. The Town has made efforts in protecting the sea turtles, for example:

- The 2017 Beach Management Plan details turtle protection strategies such as prohibiting automobiles, unleashed dogs on the beach during nesting season, and limiting seaward lights on beachfront housing during nesting and hatching seasons.
- The 2018 Sea Turtle Protection Project implemented new turtle friendly streetlights.
- The Town has continued to enforce artificial light restriction ordinances for protection of sea turtles ([Chapter 10, Article II, Division 2](#)).

### DETERMINATION OF SWAP PRIORITY

- State and federal protection status
- South Carolina Natural Heritage Program state rank
- Degree of exploitation/harvest
- Availability of past or current funding to address species challenges
- Feasibility measure
- Knowledge of the species’ population status
- Knowledge of species’ distribution in the state
- Knowledge of limiting factors affecting the species
- Population status (trend)

Source: 2015 SC’s State Wildlife Action Plan (SWAP)

Table 11: Plant and Wildlife Species

Species Name	Federal Status	State Status	SWAP Priority
<b>Bald Eagle</b>	Bald & Golden Eagle Protection Act	Threatened	High
<b>Carolina Prickly Pear Cactus</b>	Not Applicable	Not Applicable	Not Applicable
<b>Horseshoe Crab</b>	Not Applicable	Not Applicable	Not Applicable
<b>Least Tern</b>	Migratory Bird Treaty Act	Threatened	Highest
<b>Loggerhead Sea Turtle</b>	Threatened	Threatened	Highest
<b>Red Knot</b>	Federally Threatened	Not Applicable	Highest
<b>Roseate Spoonbill</b>	Migratory Bird Treaty Act	Not Applicable	Moderate
<b>Ruddy Turnstone</b>	Migratory Bird Treaty Act	Not Applicable	Highest
<b>Wilson’s Plover</b>	Migratory Bird Treaty Act	State Threatened	Highest
<b>Wood Stork</b>	Threatened	Endangered	Highest

Source: SCDNR

Notably bald eagles, loggerhead sea turtles, and wood storks are included in the existing wildlife monitoring programs under the SWAP’s implementation.



## Edisto Beach State Park

With its 1,255 acres, the Edisto Beach State Park sits at the edge of the ACE Basin and is located north of the Town of Edisto Beach. The Park welcomes over 300,000 visitors annually to explore the unspoiled natural beauty and a variety of activities including an environmental learning center, campgrounds, and trails.

### Environmental Learning Center

The Environmental Learning Center, located in Edisto Beach State Park, was opened to the public in 2004, with a grant funded by the National Oceanic and Atmospheric Administration (NOAA) and the South Carolina Department of Natural Resources (SCDNR)'s National Estuarine Research Reserve (NERR). With the theme "Choosing to Protect Our Coast," the Center provides management of research and educational projects for the marshes, island, and tidal creeks. The Center also promotes sustainable management and ways the public can help in the protection of our fragile coastal environment, especially the ACE Basin (the largest natural reserve of its type on the East Coast). This program includes services, programs, exhibits, and interactive displays which help visitors better understand the ACE Basin. The Center hosts approximately 11,000 visitors annually.

### Campgrounds

There are two campgrounds with 120 sites that accommodate RVs or tents—115 of which offer 50-amp electrical service. In addition, there are seven cabins located on the saltmarsh—five of which are one bedroom and two that are three-bedroom units. While enjoying a stay in campgrounds or cabins, visitors can observe life in the salt marsh and comb the beach for seashells.

### Trails

The Park offers nature programs—a four-mile nature trail that winds through the maritime forest with beautiful vistas overlooking the salt marsh and the Environmental Learning Center that features interactive displays. The nature trail leads to an archeological site commonly referred to as the Indian Shell Mound as mentioned in the "Cultural Resources" element.

## ACE Basin Project

Launched in 1988, the ACE (Ashepoo-Combahee-Edisto River) Basin Project is an on-going regional effort in ecosystem-based conservation. As part of the ACE Basin Project, the Edisto River Basin Project was conducted between 1993-1996 by the South Carolina Department of Natural Resources in partnership with the South Carolina Department of Commerce and the South Carolina Department of Parks, Recreation, and Tourism. In response to this project, local elected officials, landowners, community and business leaders, scientists and resource managers formed a task force. The project included a series of ecological, cultural, and economic resource assessments of the areas located within the Edisto River Basin including the Town of Edisto Beach. In 1996, assessments were completed, and recommendations were identified. These included, but were not limited to, the promotion of conservation and wise management of riparian and river habitats, water quality, wetlands, habitats, and recreational activities.

The ACE Basin Project has protected thousands of acres of wildlife habitats and management areas. An exhibit on the ACE basin can be explored at the Edisto Learning Center and the Caw Caw Interpretive Center in Charleston County. The ACE basin project continues to work with communities to protect natural resources of the lower South Carolina Coast and improve and preserve the overall quality of the Edisto River Basin.



SUMMARY

The Town of Edisto Beach’s growth has been driven by its rich natural resources that connect to the lifestyles of the residents and visitors. The community embraces and supports the preservation and enhancement of these valuable assets. The preceding analysis suggests that:

- The topography of the Town is typical of barrier islands along the coast of South Carolina with the ocean and beach front contributing to the Town’s development. With its enticing topography, climate, beaches, wildlife, and vegetation; the Town offers a unique and beautiful setting for its residents and non-residents.
- The sandy beach and dunes system serves as the Town’s first line of protection from high winds and waves associated with storm activities. However, they can be decimated over time. The Town’s beach erosion reduces beach area, diminishes sand dunes, and threatens beachfront property and infrastructure. To protect the fragile community, a Beach Management Plan was updated and adopted by the Town Council in 2017.
- Almost the entire area of the Town lies within the 100-year floodplain and approximately 42% of the areas are wetlands. To protect life and property, a Flood Damage Protection Ordinance is enforced. Moreover, an Open Space District under the Zoning Ordinance is a means of wetland protection.
- The soil limitations in the Town are unfavorable across the entire area for the intended use—septic tank filter fields, foundations for dwellings, recreational sites, and roads and streets. Depending on the level of limitation and the intended use, adapting the soil to the intended use can be accomplished through proper planning, careful design, and good site management.
- The surrounding water, particularly, Big Bay Creek is classified by SCDHEC as “Outstanding Resource Water” which constitutes an outstanding recreational or ecological resource or is suitable as a source for drinking water supply. This water quality should be monitored and maintained.
- The beach provides critical habitat for the threatened loggerhead sea turtles, listed as one of the threatened species in the nation and the state. The Town has applied different measures to protect these sea turtles including the Protection of Sea Turtles Ordinance, participation in a Sea Turtle Nest Monitoring System, and projects associated with sea turtle friendly streetlights.
- The Town’s natural resources are important community assets. The Town should maintain a balance between future development and natural resources preservation and protection.





# ECONOMIC DEVELOPMENT

Labor force characteristics and trends, employment by place of work and residence, and an economic base analysis affecting the local economy



**OVERVIEW**

The Town of Edisto Beach’s residents, homeowners, business leaders, and elected officials share a common goal to maintain the Town as a family-oriented, low-density, beach-oriented community and vacation destination, with limited commercialization. Preserving this common goal depends significantly on securing the revenues needed to meet the current and future capital and public service needs and expenditures. The Town’s economic development will look to its major economic engine—tourism, recreation, and hospitality, and diversified economic opportunities. The related economic indicators will be presented here including employment characteristics, employment by place of work and residence, and an analysis of both local and external economic conditions.

**INVENTORY OF EXISTING CONDITIONS**

**Economic Significance of Natural Resources**

The Town of Edisto Beach dates back to the 1920’s when the first family cottages were constructed. The 1940 hurricane destroyed many of the early structures, but the Town of Edisto Beach remained a favored family vacation spot. It has continued to grow as a beach community, as a popular second home spot for families and a much sought-after beach destination for seasonal tourists and local day trippers.

Today, tourism, recreation, and hospitality are the major economic engines that drive and sustain the Town of Edisto Beach. The primary contributor to this economic engine is the Town’s natural resources—beaches, marshes, waters, and wildlife.

According to the SCDNR, there are six natural resourced-based economic sectors including (1) fishing, hunting, and wildlife viewing (2) coastal tourism (3) commercial fisheries (4) boating industry (5) mining and (6) forestry.<sup>7</sup> For example, most individuals annually spend more than one day engaged in fishing, hunting, and wildlife viewing; and coastal tourists generally spend dollars on rental homes and condos, fishing supplies, gasoline, guide services, and food.

For the Town, at least 25% of revenues come from tourism-related taxes, but those revenues do not fully offset the Town’s additional public costs to serve seasonal tourists and local day trippers. Tourism-based coastal beach communities share these challenges and strive to find alternative revenues and to seek ways to diversify their economies. However, a diversified economy and competitive advantage will only thrive if natural resources are protected, promoted, and developed to ensure sustained growth of its economy. Therefore, all future growth should protect the many natural resources that make the Town unique and inviting for visitors and residents alike.



Photo by: LCOG—Beach front (top) and fishing by the Bay Creek Park (bottom)

<sup>7</sup> [The Economic Contribution of Natural Resources to South Carolina’s Economy \(December 2016\)](#)



**Employment Characteristics**

The Town of Edisto Beach’s reputation as a family-friendly, residential style community makes it popular as a tourist destination and creates a substantial economic base. Vacation rentals obviously are a large percentage of the tourism-based income, with plenty of home and condominium options. Also, businesses centered around tourism, such as shops and restaurants, benefit from tourism.

Employment in the Town is centered around tourism. This may provide some flexibility to those looking for work; however, these jobs usually offer lower wages and are primarily seasonal. Employees working in these seasonal, tourism-based positions do not make wages high enough to live permanently in the Town.

Table 12 lists employment sectors in 2020. The Town’s top three employment sectors are: administrative and support and waste management and remediation services (54.8%), accommodation and food services (21%), retail trade (7.7%) respectively.

Table 12: Employment Sectors 2020

2-Digit Industry	Employment		Average Annual Wages	5yr History	Forecast Annual Growth
	Number	%			
Administrative and Support and Waste Management and Remediation Services	450	54.8%	\$34,519		0.2%
Accommodation and Food Services	172	21.0%	\$20,101		2.2%
Retail Trade	63	7.7%	\$27,424		-0.6%
Public Administration	53	6.5%	\$44,541		0.2%
Real Estate and Rental and Leasing	38	4.6%	\$55,903		0.1%
Arts, Entertainment, and Recreation	15	1.8%	\$36,754		2.8%
Transportation and Warehousing	10	1.2%	\$40,807		0.2%
Other Services (except Public Administration)	8	1.0%	\$23,657		0.8%
Finance and Insurance	3	0.4%	\$50,022		-0.1%
Educational Services	3	0.4%	\$38,418		0.4%
Remaining Component Industries	6	0.7%	\$31,100		-0.3%
<b>Total</b>	<b>821</b>	<b>100.0%</b>	<b>\$39,364</b>		<b>0.7%</b>

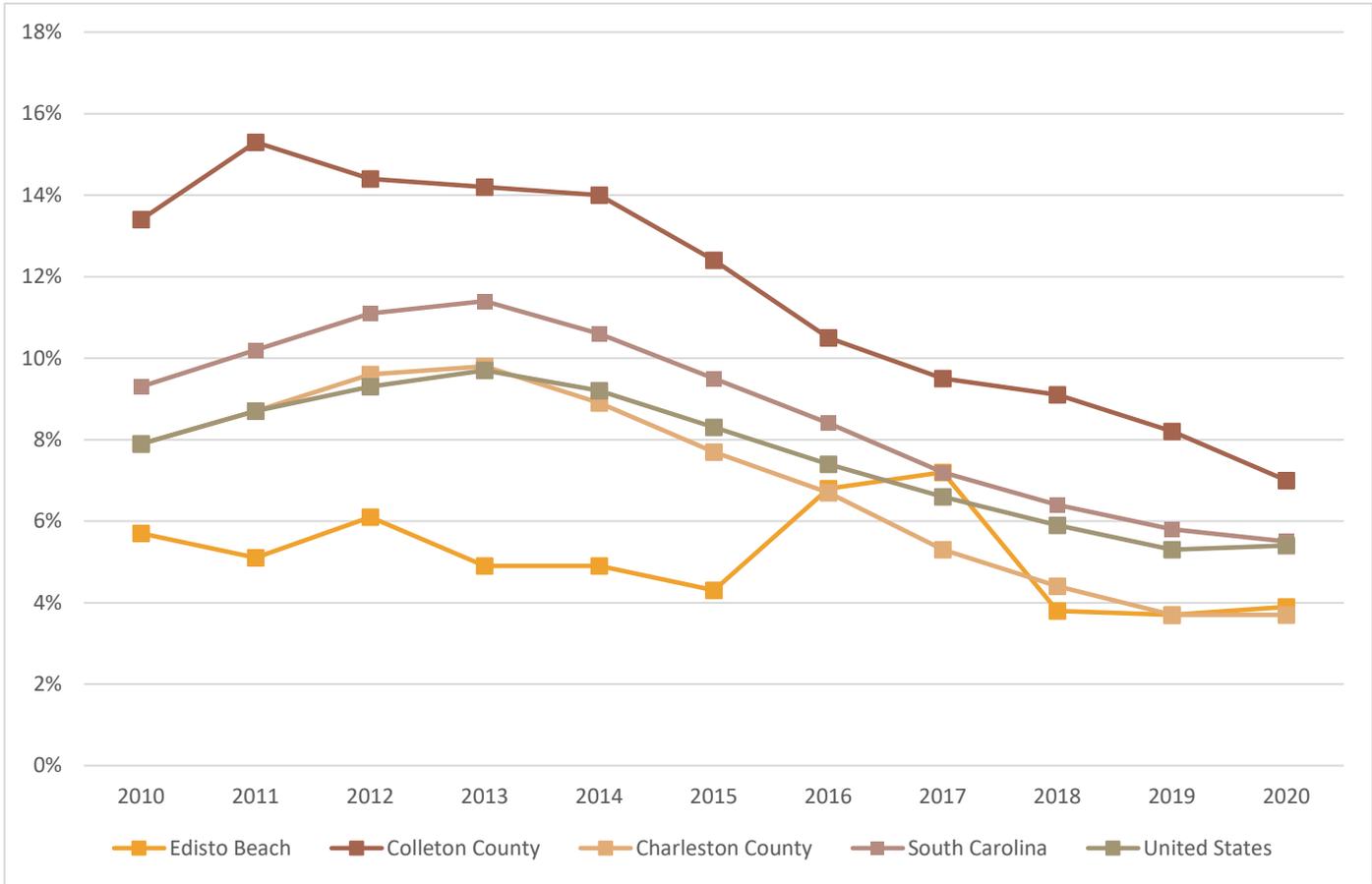
Source: JobsEQ® based on the Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW) data as of 2022Q1

A closer look at the Town’s unemployment rates shows that the civilian unemployment rates for the population age 16 years and over have generally declined since 2010, with spikes between 2016 and 2017. During the same period, Colleton and Charleston Counties, the state, and the nation saw a decrease in unemployment rates as well (Figure 14).

Notably, this data may not reflect an unprecedented loss of jobs during the COVID-19 pandemic in 2020, therefore, monthly unemployment rates in the Lowcountry region can help visualize the projected labor market after the COVID-19 outbreak (Figure 15).

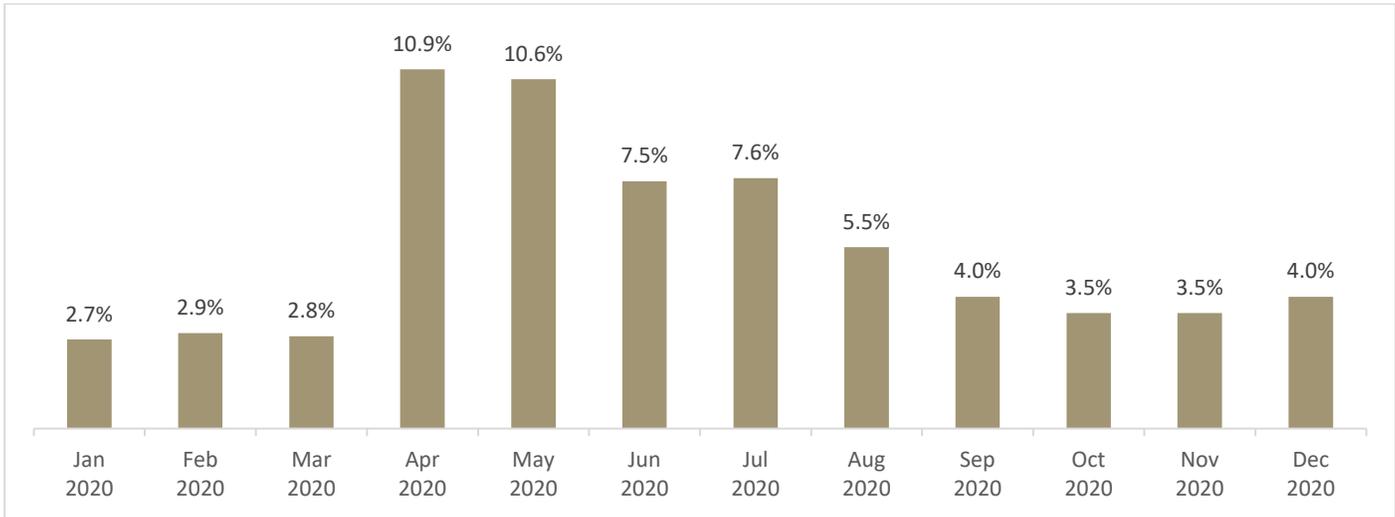


Figure 14: Civilian Unemployment Rates 2010-2020



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2016-2020

Figure 15: Lowcountry Unemployment Rates January-December 2020



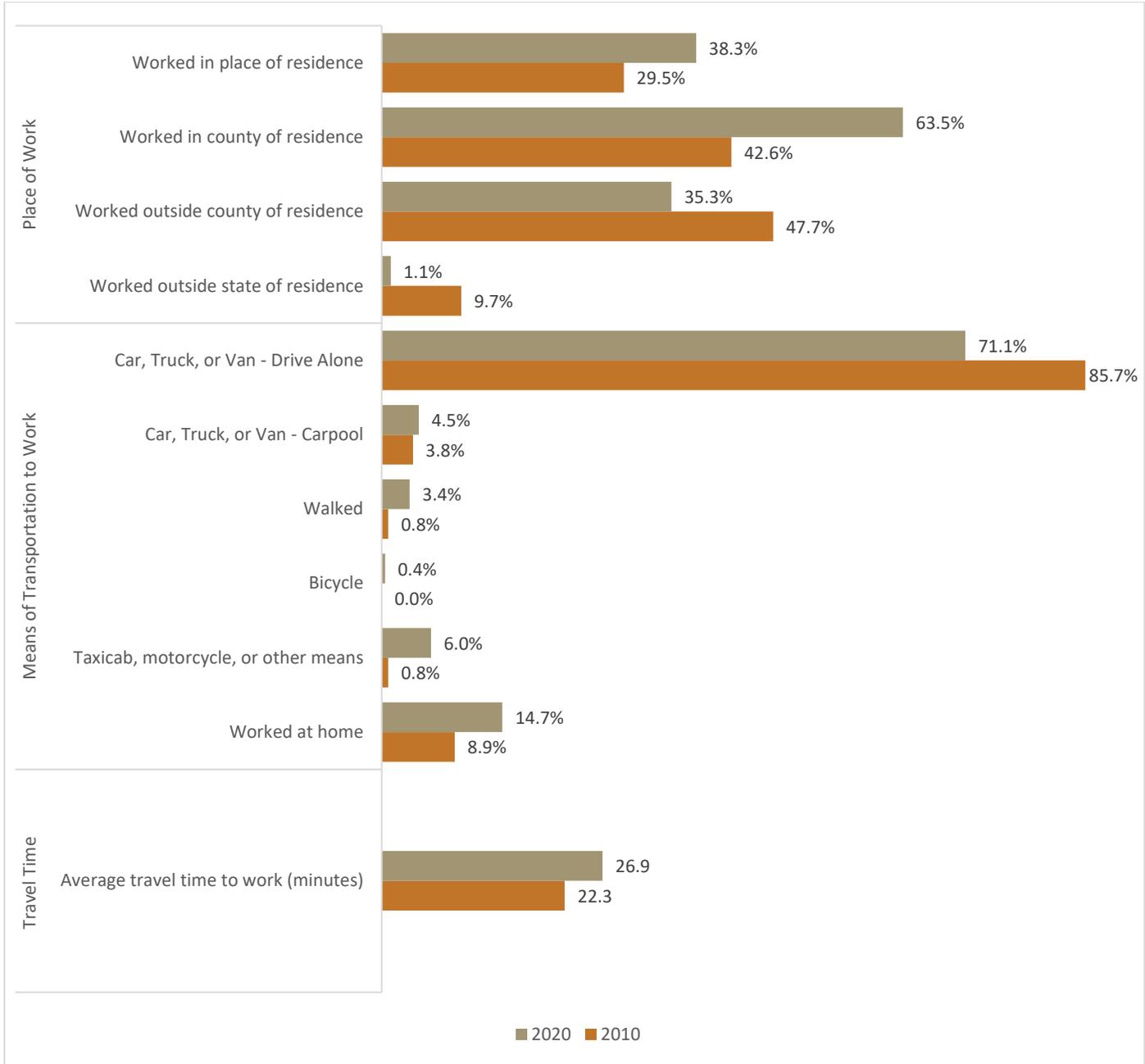
Source: SCWORKS



**Commuting Characteristics**

The commuting characteristics reveal a great deal about the relative strength and size of the local economic base. In 2020, 38.3% of the Town of Edisto Beach’s residents worked in Town, 25.2% worked within the Colleton County areas, and 35.3% worked outside the Colleton County boundary (Figure 16). The majority of residents drove to work, and the average driving time was approximately 54 minutes round trip.

Figure 16: Commuting Characteristics 2020

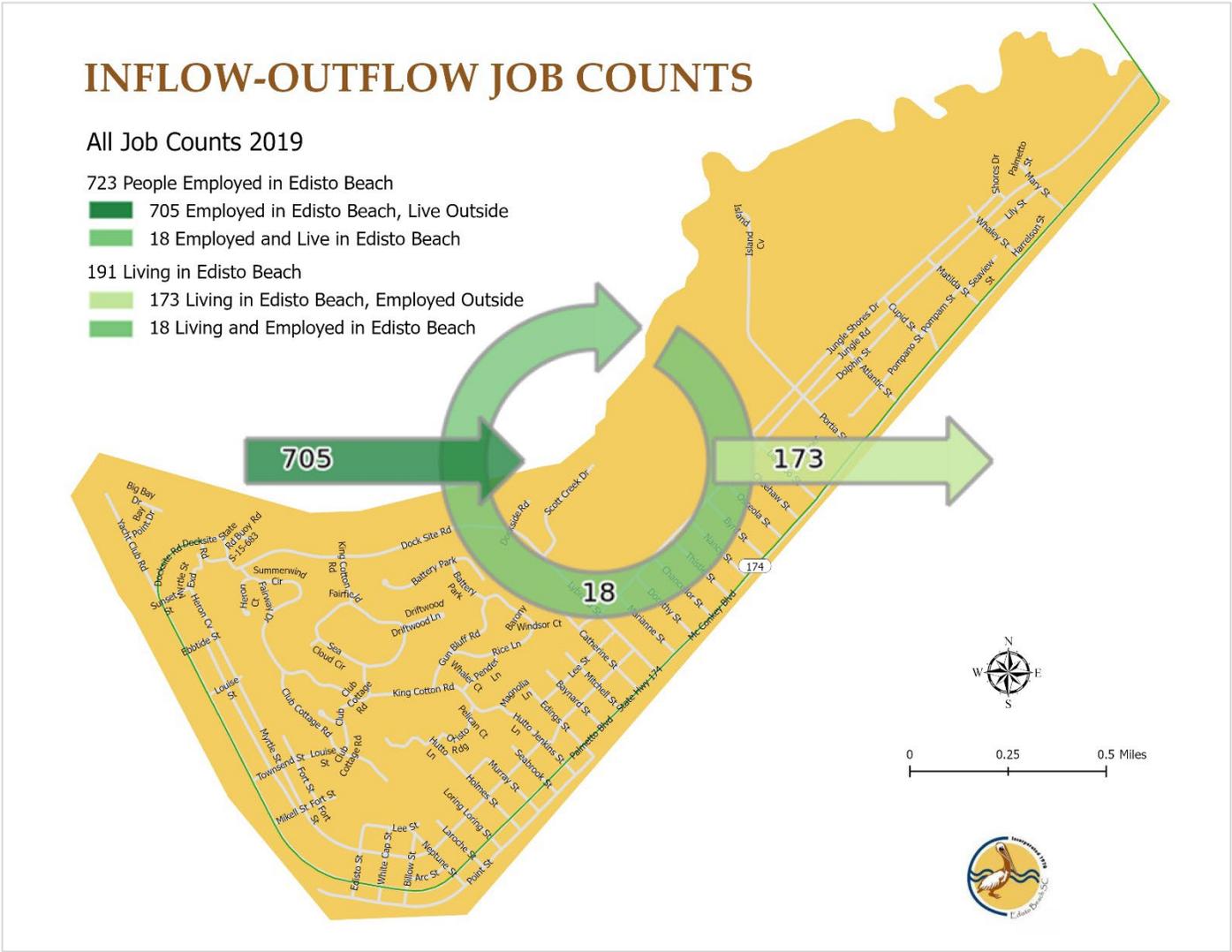


Source: U.S. Census Bureau—American Community Survey 5-Year Estimates 2016-2020



A closer look at commuting patterns can help identify the local economic potential for the Town. According to the 2019 U.S. Census Bureau’s inflow-outflow analysis of residents and workers illustrated in Figure 17, there were 723 workers in the Town. Of those workers, 705 (97.5%) commuted to the Town but lived elsewhere, and 18 (2.5%) were Town residents. There were 191 residents who were employed. Of this number, 173 (90.6%) worked elsewhere.

Figure 17: Inflow-Outflow Analysis of Residents and Workers 2019



Source: U.S. Census Bureau—Longitudinal Employer-Household Dynamics (LEHD), Map prepared by LCOG



**Current Market Potential**

To understand the current market potential of the Town of Edisto Beach, the consumer Spending Potential Index (SPI) was used to represent the amount spent in the area relative to a national average of 100. The SPI reflects the amount spent on a variety of goods and services by households; it is not equal to business revenue.

Table 13 shows the consumer spending on goods and services that are more than the national average. The Town’s households spend the highest amount on health care and travel with SPI 119. This means the Town spends 19 percent more than the national average on health care and travel. Many of these goods and services may be targeted for business growth in the Town of Edisto Beach.

*Table 13 Annual Consumer Spending 2019*

Consumer Spending	Spending Potential Index
Entertainment and Recreation	107
Food at Home	105
Food Away from Home	102
Health Care	119
Furnishing and Equipment	111
Personal Care Products and Services	113
Travel	119
Vehicle Maintenance and Repairs	111

Source: Bureau of Labor Statistics, Esri

**New Economic Opportunities**

As mentioned, the COVID-19 pandemic affected the economy across countries and communities. One of its impacts is the substantial growth in the number of people working from home. This work-at-home pattern offers an opportunity for the Town of Edisto Beach to encourage remote workers and home-based businesses to relocate to a desirable beach community within an hour- drive to international airports and desirable urban area.

Over 50% of the nation’s workforce holds a job compatible with remote work and approximately 50% of small businesses are considered home-based.<sup>8</sup> These businesses are centered around, for example, professional specialty, technical support, financial and investment services; and could significantly contribute to the year-round economic vitality of the Town. With business licenses, home-based businesses are permitted in all residential areas, conforming with the Zoning Ordinance.

**Economic Projections**

The World Health Organization (WHO) declared COVID-19 a pandemic on March 11, 2020. The pandemic disrupted lives and slowed economic activity across countries and communities. The global economy entered 2022 in a weaker position than previously expected.<sup>9</sup> In May 2022, the Congressional Budget Office (CBO) projected that the global economy is recovering, with different paces of recovery. With legislative response to COVID-19, through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the nation’s economy is poised to be strong and is projected to continue to be so. Below is a brief synopsis from the CBO’s economic projections for 2022-2032:

The economy will continue to recover, with real GDP growing by 3.1 percent in 2022, and the unemployment rate averaging 3.8 percent. After 2022, economic growth slows, and inflationary pressures ease. The real GDP growth is similar to what it was last summer for 2022, higher for 2023 and 2024, and similar over the remainder of the projection period.

<sup>8</sup> [Global Workplace Analytics](#)

<sup>9</sup> [Global Economic Effects of COVID-19 \(February 2022\)](#)



The elevated inflation initially persists in 2022 as the prices of many goods and services increased sharply. Inflation then subsides as supply disruptions dissipate, energy prices decline, and less accommodative monetary policy takes hold. Since mid-2021, inflation has reached its fastest pace in four decades. The price index for personal consumption expenditures increases by 4.0 percent in 2022. In response, the Federal Reserve tightens monetary policy and interest rates rise rapidly.

The labor market is expected to continue its recovery through 2022. That trend reflects the ongoing expansion of the economy as well as the easing of constraints associated with the pandemic and social distancing. Through the middle of 2023, the unemployment rate continues to decline, the rate of labor force participation gradually increases, employment continues to increase, and the growth of wages and salaries remains elevated. Thereafter, through 2026, the projections reflect the labor market's gradual return to its long-run average relationship to potential performance; employment growth slows, the unemployment rate rises gradually, and wage growth moderates.<sup>10</sup>

As the pandemic eases and the national economy rebounds, communities such as the Town of Edisto Beach can anticipate its tourism-based economy will continue to grow.

### SUMMARY

As in many of South Carolina's coastal communities, visitors to the Town of Edisto Beach create a substantial economic base. An increase in population also boosts the Town's economy. The preceding analysis suggests that:

- Natural resources form the backbones of the Town's economies, contributing primarily to the economic sectors of tourism, recreation, and hospitality. As a coastal beach town, tourism will continue to be the driving economic force. Therefore, the Town needs sound policies and regulations that help protect and prevent unfavorable impacts of tourism, especially the depletion of local natural resources. The town needs to determine the impacts of day visitors and tourists on natural resources, services, and infrastructure. Also, the Town should ensure that the quality of life for full time residents is not diminished by the vacation rental commerce.
- Apart from employment centered around tourism, some diversification of the economic base could strengthen the economy and lessen the dependence on seasonal vacationers. Niche opportunities for various businesses may exist including, for example, auto parts, sporting goods, building materials, and health and personal care stores.
- Further encouragement and marketing the Town as a desirable remote work location could provide an opportunity to supplement and diversify the Town's seasonal tourism economy. Other workers may be employed and work remotely for companies or organizations located outside the region, state, or even country. The Town offers a unique and attractive place to live for those able to work from home.
- Market potential and demand for businesses in Town vary greatly based on the needs of the local residents, people who work in Town, and people who visit the Town. It is recommended that the Town considers a Master Plan or Strategic Plan for business owners, to enrich the quality of life of residents and visitors and diversify the economy.

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<sup>10</sup> [The Budget and Economic Outlook: 2022 to 2032 US Congressional Budget Office](#)





# HOUSING

Housing characteristics and trends, housing affordability, and projections of housing needs to accommodate existing and future population



## OVERVIEW

The Town of Edisto Beach is primarily a residential community, with both permanent and vacation homes along the oceanfront, creekfront, and along the golf course development. These residential neighborhoods comprise a significant proportion of the Town’s existing land uses. The housing element demonstrates trends and measures various housing-related indicators, considering types, ages, and condition of housing, owner and renter occupancy, and affordability of housing. It is important to plan for housing expansion, improvements, and protection to meet future needs and demands.

## INVENTORY OF EXISTING CONDITIONS

### Housing Characteristics and Trends

Table 14 presents the Town of Edisto Beach’s historical perspective of housing growth and characteristics, according to the Town’s records. The data shows an increase in total housing units from 2010 to 2020 of 3.6%. When considering housing types, single-family homes account for the majority of the housing in the Town.

The median housing value of the Town in 2020 (\$445,000) is higher than the value in 2010 (\$330,000). However, the housing market values have been rising at a steady pace (approximately 20%) over the past five years. Given the COVID-19 pandemic causing a “work from home” situation in 2020, there was about a 25% increase in asking price; trending towards 30%.<sup>11</sup> In 2022, the Town saw a significant increase in median housing value (\$613,000).

Table 14: Housing Composition and Trends 2010 and 2022

	2010	2020	2022	Change 2010-2020	Change 2020-2022
<b>Housing Units*</b>					
Total housing units	2,194	2,272	2,301	3.6%	1.3%
<b>Housing Structure*</b>					
Single-family units	1,462	1,535	1,564	5.0%	1.9%
Multi-family units	731	736	736	0.7%	0.0%
Mobile/factory-built home	1	1	1	0.0%	0.0%
<b>Housing Value**</b>					
Median housing value	\$330,000	\$445,000	\$613,000	34.8%	37.8%

Source: \*Town of Edisto Beach, \*\*Pike Appraisal Company, Inc

In addition, the Town’s housing trend can be tracked using building permits data. Building permits are a vital economic indicator tied to construction employment, future tax revenues, local purchases of building supplies, furniture, appliances, and other home furnishings. Table 15 shows the number of building permits issued each year for the construction of new dwelling units between 2016 and 2021. The Town’s building permits align with the census data showing an increase in single-family housing units.

<sup>11</sup> Local real estate data



Table 15: Building Permits 2016-2021

	2016	2017	2018	2019	2020	2021
<b>Single-family units</b>	6	8	8	8	20	31
<b>Single-family value</b>	\$2,746,069	\$4,188,988	\$4,971,452	\$4,071,452	\$9,919,790	\$17,942,890
<b>Multi-family units</b>	0	0	0	0	0	0
<b>Multi-family value</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Manufactured units</b>	0	0	0	0	0	0
<b>Manufactured value</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Commercial units</b>	0	1	1	0	0	0
<b>Commercial value</b>	\$0	\$65,000	\$1,457,000	\$0	\$0	\$0

Source: Town of Edisto Beach

## Housing Conditions

Over 60% of the housing inventory in the Town of Edisto Beach was built between 1980 and 1999. When considering the housing conditions, it is difficult to assess without a thorough inspection. However, the U.S. Department of Housing and Urban Development (HUD) provides the Comprehensive Housing Affordability Strategy (CHAS) data to demonstrate the extent of housing problems and housing needs.

Overall, almost 30% of occupied housing units in the Town have at least one housing problem. This can mean the householder has either incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or they are paying housing costs more than 30% of household income, as shown in Table 16.

Table 16: Housing Problems 2019

	Total	Owner	Renter
<b>Housing Problems*</b>			
Household has at least 1 of 4 housing problems	28.0%	27.4%	50.0%
Household has none of 4 housing problems or cost burden not available, no other problems	72.0%	72.6%	50.0%
<b>Severe Housing Problems**</b>			
Household has at least 1 of 4 severe housing problems	13.6%	12.9%	28.6%
Household has none of 4 severe housing problems or cost burden not available, no other problems	86.4%	87.1%	71.4%

Note: \*According to Comprehensive Housing Affordability Strategy (CHAS), the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. \*\*The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.



## SUMMARY

The Town of Edisto Beach is treasured for its family friendly beach town character and atmosphere, and beautification of residential setting. Residents enjoy a feeling of connection to the community. The preceding analysis indicates that:

- The Town is primarily a single-family residential community, blended with the natural environment. With almost 90% for the Town built out, the new housing market is mature with limited available sites.
- The number of overall housing units has slightly increased since 2010.
- Housing market values have risen markedly since 2010, with an 85.8% increase in median home price between 2010 and 2022.
- As home prices seem attainable for higher income earners, and with long rental opportunities dwindling, the issue of workers' availability of affordable housing in the Town is a concern.
- Due to a mature housing market, the Town has fewer housing options for owners and renters. Housing options may not be compatible with preferred housing environments i.e., density, design, attendant traffic.
- Besides continuing to enforce regulatory requirements pertaining to housing, the Town needs to address these issues mentioned above and properly plan for orderly development or redevelopment, land use compatibility, and quality of life. The Town also needs to continue tracking construction trends including the number of houses demolished each year and the number of square feet, beds, and bathrooms of new houses.





# COMMUNITY FACILITIES

Bay Creek Park

Facilities essential to the growth, development, or redevelopment of the community including water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and Disposal; fire protection, emergency medical services, and general government facilities



**OVERVIEW**

To ensure the safety and well-being of the residents and non-residents of the Town of Edisto Beach, this element addresses community facilities provided by the Town. These include public works and utilities, public safety, healthcare facilities, parks and recreation facilities, and general government facilities.

**INVENTORY OF EXISTING CONDITIONS**

**Public Works and Utilities**

**Water System**

The Town of Edisto Beach water system serves the incorporated area of the Town, Edisto Beach State Park, and several commercial sites outside of the Town’s incorporated area. The Town’s water supply comes from groundwater wells in the Santee Limestone aquifer. This water supply has elevated levels of chloride, fluoride, and sodium concentrations that affect taste and may cause corrosion in the distribution system and residential plumbing and appliances.

In 2015 a water improvement project was implemented to reduce the mineral content in the water and provide adequate supply to meet high seasonal demands during the summer tourist season which far exceed the demands during the winter months. The project consists of combining reverse osmosis water treatment with additional supply and storage to resolve the dual problems of water quality and water supply. The project consists of:

- Three new 10-inch wide and approximately 580 feet deep wells, with submersible pumps and variable frequency drive motors and transmission lines connecting the three wells to the water improvement facility.
- Three reverse osmosis treatment skids, each with a permeate capacity of 320 gallons per minute for a combined treatment capacity of 1,200 gallons per minute, including a 20% blend with raw well water, chemical systems, motor control center, emergency generator, high service pumps, control room—a supervisory control and data acquisition (SCADA) computer control system, office, and restroom.
- A 1,900-foot water treatment discharge line, discharging into the Atlantic Ocean.
- A concrete clear well, constructed under the treatment plant building to provide additional storage of 290,000 gallons of water. Automatic control valves were installed on the fill line of both the existing 100,000-gallon elevated storage tank and the ground storage tank to control the filling of the tanks for water demand.

In March 2020, the new reverse osmosis water treatment plant started providing treated water to the public including residential, commercial, irrigation, and other uses. The number of water taps in the Town has increased from 2,275 in January 2009 to 2,419 in August 2021 (92.9% residential, 2.4% commercial, 3.1%, and 1.7% other). Average usage for the Town is 562,000 gallons per day, although this may increase to as much as 961,000 gallons per day during the peak season. Table 17 provides a rate structure for the water services billed in semi-annual cycles.



Photo by: LCOG—New Water System Site



Table 17: Semi-Annual Water Rates (gallons) 2022

	0—24,000	24,000 to 48,000 Per 1,000 gallons	48,000 to 72,000 Per 1,000 gallons	72,000 plus Per 1,000 gallons
<b>Residential</b>	\$261.64	\$2.92	\$3.26	\$3.63
<b>Commercial</b>	\$261.64	\$5.81	\$6.52	\$7.28
<b>Irrigation</b>	\$261.64	\$5.81	\$6.52	\$7.28
<b>Outside town limits</b>	\$523.32	\$9.93	\$11.16	\$12.41
<b>State Park</b>	\$1,075.87	\$8.75	\$9.77	\$10.87

Source: Town of Edisto Beach

**Sewer System**

While over 50% (1,230) of the Town of Edisto Beach’s houses are on individual septic systems, the Town also has a municipal sewer system. The sewer system currently provides service to Ocean Ridge, Bay Creek, and Bay Point Condos; the Marina; Lee Street; the 800 Block of Jungle Shores; Dock Site Road; Scott Creek Drive; the residences on Pompano; and the commercial and residential properties on the 100 block of Jungle Road and Jungle Shores Drive. A total of 1,074 sewer taps are provided to residential (96.7%) and commercial (5.3%) customers.

The Town’s sewer system has 13 pump stations that discharge to a wastewater treatment plant with the physical capacity to treat 350,000 gallons per day of effluent (liquid waste). Currently, the Town processes 239,000 gallons per day at peak usage. To address the collection system capacity issue, a sewer system modeling and capital improvements program was performed in 2019. As a result of that analysis, a sewer tap moratorium was issued in March 2021 which will remain in place until improvements are completed.

The minimum sewage use of 0-6,000 gallons is charged \$236.62 billed in semi-annual cycles. Sewage use in excess of 6,000 gallons is charged an extra \$3.94 per 1,000 gallons.

**Stormwater Drainage**

Having no extensive stormwater collection system, the Town of Edisto Beach relies on stormwater ditches to convey runoff to areas of detention before release to the receiving streams or infiltration of the excess water into the ground. Realizing that uncontrolled stormwater drainage can contribute to flooding, erosion, and water quality impacts, the Town has made efforts to address stormwater related issues.

These efforts include the Stormwater Management Ordinance ([Chapter 82, Article IV](#)) and stormwater management related regulations including, for example, tree removal, the amount of impervious materials or surfaces used in construction, and limitations on the footprint, size and uncovered decks of single-family dwellings.

The Town also has a stormwater management plan (2004) with recommendations that were used to further address stormwater quantity and quality. In response to the plan’s recommendations, several areas in need of improvement have been addressed.

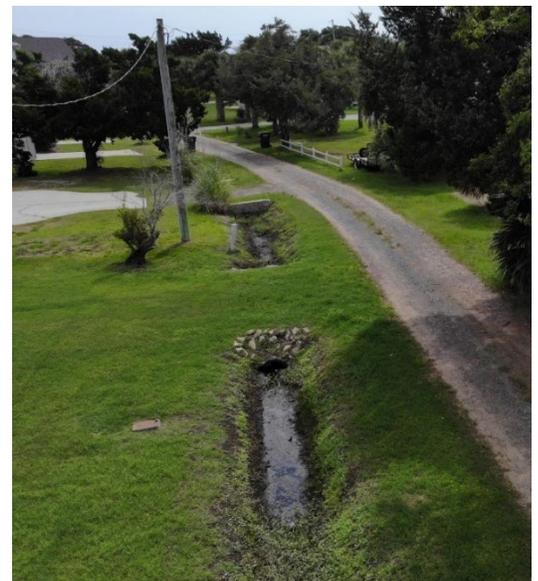


Photo by: Town’s Website—Billow Street/Arc Street Drainage Project



These include, but are not limited to:

- Installing cross drains across Palmetto Boulevard
- Establishing a positive flow drainage to the outfall at the end of Billow Street
- Deepening road ditches to improve drainage
- Repairing Yacht Club Road that was impacted from previous storms
- Myrtle Street drainage
- Installing a backflow device on the outflow at Whaley Street
- Improving drainage in the area of Billow/Arc Street stormwater project (in process)

In addition, the SCDHEC is presently involved in detailed water sampling and monitoring along the beach front, Big Bay Creek, and Scott Creek. Monitoring of the oceanfront routinely occurs, and test results have been generally negative for fecal contamination.

**Solid Waste Collection and Disposal**

The Town of Edisto Beach has two options for solid waste collection—through the Town or its authorized contractor. Residents and commercial establishments must subscribe to curbside trash pick-up. Residential or nonresidential property owners are charged a yearly rate of \$319.40 for the first container and \$199.40 for each additional container.

In addition, the Town operates a newly renovated convenience center at the municipal complex where the public can dispose of garbage, yard debris, waste, and white goods. Recyclable materials including aluminum, glass, newspaper, and different HDPE and PET plastic resins,<sup>12</sup> can be dropped off at the convenience center, which also serves as a GOFER used oil collection site. The Town currently has no provisions for hazardous waste disposal and e-waste is banned from all South Carolina landfills.

**Public Safety**

**Fire Department**

Established in 1976, the Town of Edisto Beach Fire Department is located at the municipal office complex on Murray Street. Since 2010, the Fire Department has increased its professional staff to 12 employees (8 full-time and 4 part-time). Currently, the fire fighting force comprises 28 volunteers and three full-time employees including a chief and an assistant chief who staff the station 24 hours per day.

The Town’s Fire Department maintains four pump trucks—three with the capacity of pumping 1,500 gallons per minute (GPM) and one with capacity of pumping 750 GPM. One of the 1,500 GPM trucks is a newly refurbished E-One 75-foot 1999 Quint Ladder Truck. The Fire Department also maintains a service truck and a vehicle for the Fire Chief. The coverage area of the Town’s Fire Department is the Town of Edisto Beach and the unincorporated area of Colleton County outside of the Town limits.

In addition, Colleton County Fire Station 20 is located less than a 5-minute drive from the Town, at 85 Station Court. Built in 1997, the Fire Station houses Tender 20 (1,500-gallon tanker), and Medic 20 (advanced life support (ALS) ambulance). The Town provides fire suppression for the entire Colleton County portion of Edisto Island. Fire-Rescue provides Medic 20 for Emergency Medical care and transportation. During the high peak season Medic 14 is also provided for Emergency Medical care and transportation.

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<sup>12</sup> According to U.S. Environmental Protection Agency, high-density polyethylene (HDPE) is more opaque and more flexible i.e., milk and water jugs, and PET is clear and glass-like i.e., soft drink and water bottles.



The rest of Edisto Island is in the St. Paul’s Fire District of Charleston County. More details on the Town’s Fire Department and its composition and duties can be seen in the Fire Prevention and Protection Ordinance ([Chapter 42](#)).



Photo by: LCOG—Edisto Beach Fire Department



Photo by: LCOG—Colleton County Fire Station 20

## Police Department

The Town of Edisto Beach Police Department currently employs 12 police officers (9 full-time and 3 part-time beach patrol), more than the national average number of 4.2 officers per 1,000 inhabitants. In addition, the Town maintains two Colleton County deputies. Since 2010, the police department has added two full-time officers, two all-terrain vehicles, and a side-by-side vehicle, that are used for beach patrol (in-season), search, and rescue.

The Town also has a 21-foot Zodiac boat that is shared by the Police Department and the Fire Department for sea rescue. There is a floating dock by Bay Creek Park where the boat may be secured in anticipation of large-scale events (e.g., Governor’s Cup, Shag Fest, and various events) or multi-day training events. In addition, the beach patrol assists with safety protocols on the beach front (i.e., glass, dog leash laws, stay away from groins). Immediate responders assist with crowd control.

The patrol area of the Town’s Police Department includes the incorporated area of the Town and the unincorporated areas of Colleton County adjacent to the Town limits. The Town currently has no holding facilities for prisoners.

The busiest times for the Police Department are summer, spring breaks, and holidays due to a significant increase in the number of day visitors and rentals.

### RATE OF POLICE PER 1,000 INHABITANTS

- Average number of 4.2 officers per 1,000 inhabitants in cities with fewer than 10,000 residents
- Average number of 2.8 officers per 1,000 inhabitants in county agencies

Source: 2019 Crime in the United States (SWAP)



Photo by: LCOG—A 21-foot Zodiac boat for sea rescue



**Medical Facilities**

**Healthcare**

In rural areas and small communities, access to health care services is fundamental to the strength of the community and its ability to attract new residents. The Town of Edisto Beach has one doctor’s office; however, there are alternative facilities in the nearby areas including:

- Edisto Island—a part time dentist, a Good Samaritan medical and dental clinic, and a mobile health service that will visit the patient or do a telehealth visit.
- Charleston County—a number of hospitals, a level 1 Trauma Center, a medical university, and numerous urgent care facilities that are within an hour drive.
- AirMedCare Network—the Town has an agreement with AirMedCare, a medical helicopter service, and pays for the plan that provides coverage to all full-time residents, long-term renters, property owners, and the Town’s employees within the town limits. The cost is supplemented by the user’s insurance.

**Emergency Medical Services (EMS)**

Emergency medical services are provided to the Town of Edisto Beach by Colleton County EMS. The County provides:

- In season—two ambulances with two emergency care personnel operating each ambulance. They are on-site 24 hours a day, seven days a week at the Colleton County government complex on Station Court outside the Town’s boundaries.
- Off season—one ambulance with two emergency care personnel.

In addition, the Town of Edisto Beach has a mutual aid agreement with Charleston County to provide services for one another on a contingency basis. As a result, if someone needs to be transported from the Town by Colleton County EMS, Charleston County EMS will provide emergency services until the Colleton County EMS returns. In addition, the Colleton County EMS based near the Town provides the first response service to locations outside Colleton County until the Charleston County EMS arrives.

**General Government and Public Facilities.**

**Government Facilities**

Located at 2414 Murray Street, the Town of Edisto Beach’s municipal complex consists of the Town Hall, fire station, police station, municipal court, records retention building, solid waste and recycling convenience center, water treatment facility and sewer treatment plant. The Town currently has 36 full-time and eight part-time employees.

- Administration: 6 full-time
- Court: 1 full-time and 1 part-time
- Fire: 6 full-time and 4 part-time
- Police 10 full-time and 3 beach patrol part-time
- Utilities: 10 full-time
- Building: 3 full-time

In 1985, the Town Hall was built to accommodate eight to ten employees. Since then, the Town has outgrown the current building and has planned to build a new facility with sales tax revenue in the future.



**Civic Center**

The Town of Edisto Beach manages the Edisto Beach Education and Civic Center at 42 Station Court. The Civic Center houses the Edisto Chamber of Commerce, office space, rental space, and a large multipurpose auditorium. It also hosts many community events and welcomes civic, political, business, social groups, and others to use its facility.

**Public Schools**

The Town of Edisto Beach does not have any educational facilities. The Town’s residents must travel a significant distance to attend both public and private schools. Colleton County and Charleston County school districts have an agreement with the Town to allow all residents of the zip code (29438) to attend Jane Edwards, a K4-6th grade elementary school on Edisto Island. Charleston County school district pursued closing the school as attendance is below what is optimal. Parents and supporters are a huge aspect in keeping this small rural school from meeting the same fate as the “Beach School.”

**Public Library**

The Edisto Beach branch of the Colleton County Public Library is located at 71 Station Court and serves both permanent residents of the Town of Edisto Beach and visitors. The library is open three days a week and holds approximately 5,000 books. It contains adult and children’s collections, local history reference, some large print collections, and books on cassette and CD, as well as various magazine and newspaper subscriptions. A paperback collection and a paperback book swap are also available. The library has computers with internet access for research and checking email.

In addition, the Town’s residents and visitors can explore more resources available in another nearby library. The Edisto Island branch of the Charleston County Public Library is less than a 15-minute drive from the Town. It was the first branch library within the Charleston County Public Library system to open for patrons.

**Parks and Recreation Facilities**

**Beach Accesses**

The Town of Edisto Beach has 38 public beach access points, totaling 7.66 acres. The access points 1 and 1A are within the first block. Every access point is numbered after the block number (up to 37). These access points are marked with signs and trash receptacles and pet waste disposal stations. Some beach accesses provide off-street parking from 6:00 a.m. to 11:00 p.m. No overnight parking is allowed.



Photo by: LCOG—Edisto Beach Education and Civic Center



Photo by: LCOG—Edisto Beach Public Library



Dune walkovers are also provided at most beach accesses, with beach mats installed along eight of the beach accesses at 1, 9, 16, 20, 22, 28, 31, and 37 to help with crossing over the dune. There is currently one Town-maintained public facility (bathrooms) available to visitors using the beach. The facility is located at Bay Creek Park. The Town is in the process of building a second bathroom facility at Jungle Road Park after being awarded a reimbursable grant of \$100,000 in 2022. Table 18 lists the beach access inventory with additional information.

Table 18: Beach Access Inventory

Access No.	Location	Off-Street Parking	Parking Spaces	Bike Rack	Man-Made Path	Trash
1	Coral Street	All Vehicles	5	Yes	Mobi-Mat®	Yes
1A	Fenwick Street	-	-	No	-	Yes
2	Mary Street	Golf Carts	-	Yes	-	Yes
3	Whaley Street	Golf Carts	-	Yes	-	Yes
4	Matilda Street	-	-	Yes	-	Yes
5	Cupid Street	Golf Carts	-	Yes	-	Yes
6	Atlantic Street	Golf Carts	-	Yes	-	Yes
7	Portia Street	Golf Carts	-	Yes	-	Yes
8	Dawhoo Street	All Vehicles	6	Yes	-	Yes
9	Cheehaw Street	All Vehicles	10	Yes	Mobi-Mat®	Yes
10	Osceola Street	All Vehicles	8	Yes	-	Yes
11	Byrd Street	Golf Carts	-	Yes	-	Yes
12	Nancy Street	All Vehicles	8	Yes	-	Yes
13	Thistle Street	All Vehicles	11	Yes	-	Yes
14	Chancellor Street	All Vehicles	9	Yes	-	Yes
15	Dorothy Street	Golf Carts	-	Yes	-	Yes
16	Marianne Street	All Vehicles	8	Yes	Mobi-Mat®	Yes
17	Lybrand Street	All Vehicles	10	Yes	Full Boardwalk	Yes
18	Catherine Street	-	-	Yes	Partial Boardwalk	Yes
19	Mitchell Street	All Vehicles	9	Yes	Full Boardwalk	Yes
20	Baynard Street	All Vehicles	14	Yes	Mobi-Mat®	Yes
21	Edings Street (on Point Street)	All Vehicles	9	No	Full Boardwalk	Yes
22	Jenkins Street (on Point Street)	All Vehicles	6	Yes	Mobi-Mat®	Yes
23	Seabrook Street (on Point Street)	All Vehicles	10	Yes	-	Yes
24	Murray Street (on Point Street)	All Vehicles	10	Yes	-	Yes
25	Holmes Street (on Point Street)	All Vehicles	10	Yes	-	Yes
26	Loring Street (on Point Street)	Golf Carts	-	Yes	-	Yes
27	Laroche Street (on Point Street)	All Vehicles	10	Yes	-	Yes
28	Neptune Street (on Point Street)	All Vehicles	8	Yes	Mobi-Mat®	Yes
29	Billow Street (on Point Street)	All Vehicles	5	Yes	Partial Boardwalk	Yes
30	White Cap Street (on Point Street)	All Vehicles	10	Yes	-	Yes
31	Edisto Street (on Point Street)	All Vehicles	6	Yes	Mobi-Mat®	Yes
32	Mikell Street	All Vehicles	4	Yes	Full Boardwalk	Yes
33	Townsend Street	All Vehicles	2	Yes	-	Yes
34	Louise Street	All Vehicles	1	Yes	Partial Boardwalk	Yes
35	Ebb Tide Street	All Vehicles	4	Yes	Full Boardwalk	Yes
36	Bay Point Drive (on Yacht Club Road)	-	-	Yes	Partially Paved	Yes
37	Yacht Club Road (dead end)	All Vehicles	3	Yes	Mobi-Mat®	Yes

Source: Edisto Beach Recreation Master Plan 2021



**Parks**

There are three main parks owned and operated by the Town of Edisto Beach—Bay Creek Park, Burley L. Lyons Park, and Jungle Road Park—totaling 4.91 acres. Table 19 lists the park inventory and additional information for each park. Additionally, the nearby 1,255-acre Edisto Beach State Park offers bicycle and hiking trails, boardwalks, camping, kayak access, beach access, and public restrooms.

Table 19: Park Inventory

Areas (acres)	Play Area	Shelter	Open Field	Off-Street Parking Spaces	ADA	Bike Rack	Amenities	Activities
<b>Bay Creek Park at 3706 Dock Site Road</b>								
0.95	No	Yes	Yes	46 full-sized 2 handicaps	Two parking spaces, pavilion ramp, tactile strips in parking area, sidewalk, event seating for six wheel- chairs	Yes	Restrooms, boardwalk, dock, pavilion, deck, lighting, picnic tables, benches, trash and cigarette receptacles	Fishing, crabbing, picnicking, sunset watching, wildlife viewing
<b>Burley L. Lyons Park on Portia Street</b>								
3.7	No	No	Yes	2 full-sized	No	Yes	Picnic table, bench.	Fishing, picnicking, wildlife viewing
<b>Jungle Road Park on Jungle Road</b>								
0.26	Yes	Yes	No	16 full-sized	No	Yes	Playground, boardwalks, pavilion, lighting, interpretative signage, picnic tables, benches, trash receptacles	Picnicking, walking, sunset watching, wildlife viewing

Note: ADA refers to a compliance with the Americans with Disabilities Act Standards for Accessible Design.

Source: Edisto Beach Recreation Master Plan 2021



Photo by: LCOG



Photo by: Edisto Beach Recreation Master Plan 2021



Photo by: LCOG



Recently, the Town has completed plans to improve these parks or the nearby areas including:

- Burley L. Lyons Park: September 2021, revitalization and improvements to the park, consisting of a low boardwalk that allows for crabbing.
- Jungle Road Park: February 2022, the establishment of a town-wide trailhead located in the Jungle Road parking lot, including a kiosk with trail map in the parking lot, a public restroom in the park, a bike rack and bike repair station in the park.
- Vine Street Bike Path Upgrades: March 2020, submission of the Land Water Conservation Fund grant through SCPRT to assist in funding the repaving of the Vine Street Bike path.

AVERAGE PARK AND RECREATION FACILITIES IN JURISDICTIONS WITH POPULATION LESS THAN 20,000

- One Park for every 1,233 residents
- 12.9 acres of parkland for every 1,000 residents
- 3 miles of trails for walking, hiking, running and/or biking

Source: 2022 National Recreation and Park Association Agency Performance Review

**Tennis/Pickleball Court**

Besides the three parks, the Town of Edisto Beach has a 0.4-acre tennis and pickleball site on Lee Street. This site is adjacent to “Tract M” which is proposed for future development as part of the Edisto Beach Recreation Master Plan. Tennis and pickleball are thriving in the community. Currently, there are approximately 40 permanent residents/property owners that belong to an unofficial Edisto Pickleball list. As the list continues to grow, the Town may consider an additional tennis/pickleball court.

**Bicycle Network**

As part of a multimodal network discussed further in the “Transportation” element of this plan, the Town of Edisto Beach has an existing bicycle network of approximately 5.7 miles. This network of paths is made up of bicycle trails (0.9 miles), directional bicycle lanes (2 miles), and side paths (2.8 miles). The bicycle paths are an estimated average of three feet wide and their quality and terrain varies.

**Recreation Master Plan**

The Town of Edisto Beach’s first park and recreational plan, “Edisto Beach Recreation Master Plan,” was developed in 2019 and adopted in 2021. The plan’s objective is to update, prioritize and align the Town’s strategy for addressing park and recreational land planning and activity in the Town. As a result, improvements and extension of park and recreational facilities were recommended based on the five guiding principles:

- Enhance Edisto Beach’s reputation as a quaint Lowcountry town with remarkable natural beauty through low-impact facilities and context-appropriate materials.
- Increase the diversity and distribution of recreational opportunities on Edisto Beach.
- Create a multimodal network that supports people of all ages and abilities including motorists, pedestrians, bicyclists, and other nonmotorized users.
- Increase access to Edisto Beach’s natural surroundings including the marsh, sound, and ocean through strategically situated and resilient facilities.
- Balance the needs of year-round residents with the seasonal population through low-maintenance facilities and amenities that complement existing assets.



## SUMMARY

Quantity and quality of community facilities are important ways to ensure the health of the community. The Town of Edisto Beach maintains the functionality of community facilities and services that address the needs of the population. The preceding analysis finds that:

- The Town of Edisto Beach’s water quantity and quality has been improved especially since 2015, including the recent new reverse osmosis water treatment plant that started providing treated water to the public in 2020.
- The sewer collection system is approaching its capacity. As a result, improvements to the collection system are being implemented to correct capacity issues. Meanwhile, a sewer tap moratorium is in place until the improvement is completed.
- The Town has provided adequate staffing to serve and protect the community. The Town needs to maintain the current level of staffing to meet the needs of the population.
- Lack of attainable housing continues to be the largest challenge to attracting and retaining employees.
- With limited medical facilities, the Town has made efforts to accommodate the needs of its residents. However, residents should be able to conveniently access medical services. The Town should explore options to improve its residents’ healthcare access.
- The Town has provided residents with sufficient parks and recreation facilities and has a plan and projects in place for the improvement and extension of those facilities. As a seasonal resort town, the facilities needed to accommodate the population during a peak season should be considered. Also access to and functions of parks and recreation facilities should be maintained for people of all ages and physical abilities.
- The Town’s community facilities are provided not only by the Town but also neighboring communities of Colleton and Charleston Counties. Therefore, cooperation and coordination are essential to effective improvement of services.



# TRANSPORTATION

Multimodal network, road improvements,  
and bicycle and pedestrian facilities



## OVERVIEW

The mobility of people, goods, and services supports a healthy and livable community. This element considers different aspects of a transportation network including road improvements, bicycle and pedestrian facilities, and safety issues. Traditional neighborhood design, which promotes walkability, interconnectivity and other transportation modes is also considered. Developing this element also coordinates with the land use element, to ensure transportation efficiency for existing and planned development.

Currently, there is a new focus on multimodal approaches throughout the state and in the South Carolina Department of Transportation (SCDOT). However, the Town of Edisto Beach is fortunate to have a network that extends beyond auto-focused transportation. These include bicycling, pedestrian, and small vehicle (i.e., golf carts) modes. Both residents and visitors use these alternative transportation methods.

## INVENTORY OF EXISTING CONDITIONS

### Multimodal Network

The Town of Edisto Beach's multimodal network mainly serves local travel at lower travel speeds, lower traffic volumes, providing direct access to property. The most common modes of transportation include pedestrians, bicyclists, golf carts, standard vehicles, large vehicles towing boats, and commercial trucks, often all sharing the same roadway.

#### Road Network

According to the Town and the SCDOT, there are approximately 23.1 miles of publicly maintained roads and approximately 4.5 miles of privately maintained roads in the Town (Figure 18). The five major roads in the Town include:

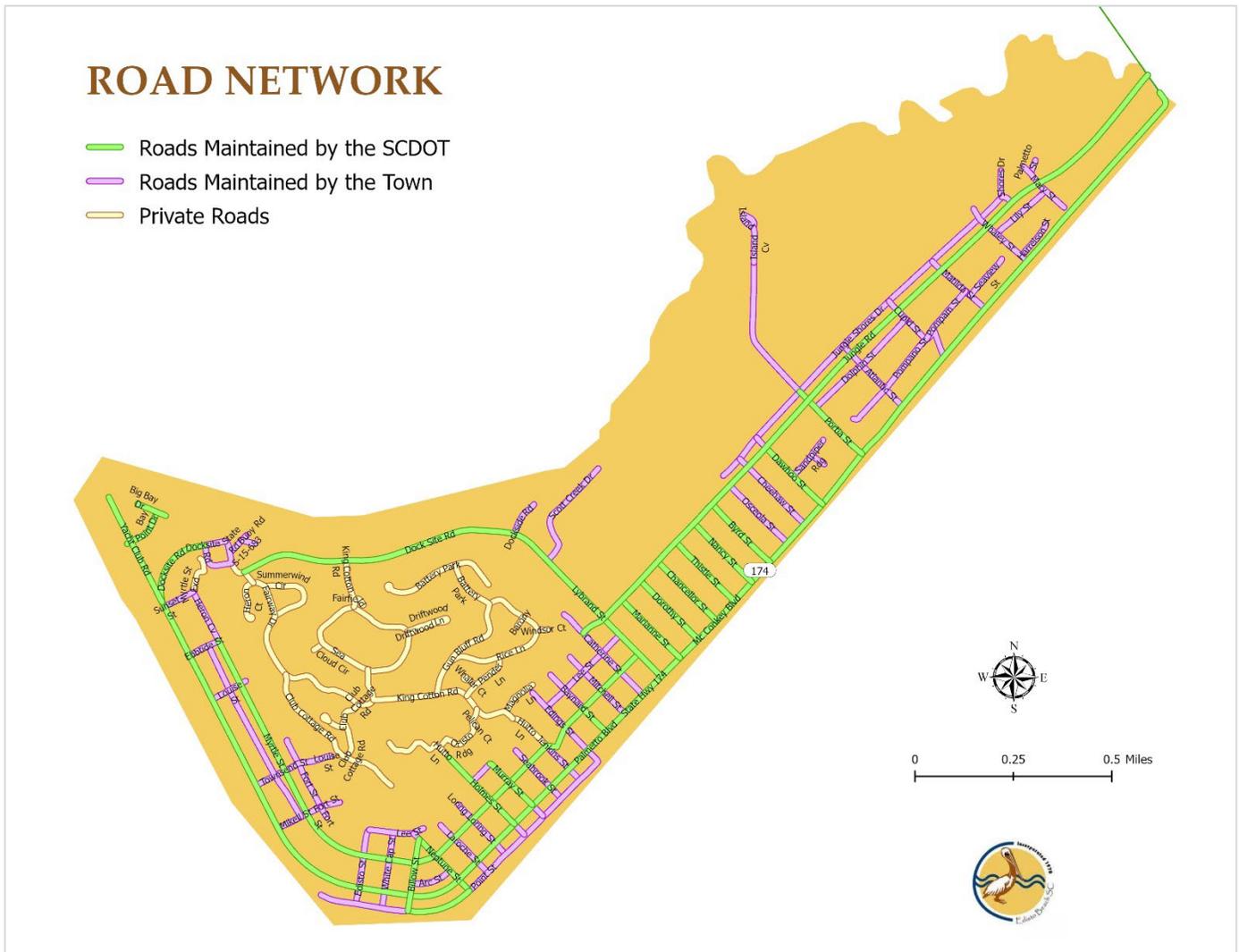
- Docksite Road
- Jungle Road
- Lybrand Street
- Myrtle Street
- Palmetto Boulevard (SC 174)

Palmetto Boulevard (SC 174) is the main thoroughfare of the Town, running the entire length of the beach beginning at the causeway and terminating at Docksite Road. Palmetto Boulevard is primarily a four-lane road which narrows to two lanes the last quarter of its length. The other four major roads are two-lane roads. Two-lane roads account for much (45%) of the total road network in the Town. Most of the Town maintained roads are unpaved which helps facilitate drainage.

Because of its rural location, the Town lacks transportation connections other than by road; public transportation is not available. The Town can only be accessed by private vehicles. There has been some interest by the Town in having a shuttle to bring people/workers in from the US 17 area.



Figure 18: Road Network



Source: SCDOT, Map prepared by LCOG

**Bicycle Network**

Bicycling is a popular activity in the Town of Edisto Beach. The flat terrain, mild climate, bicycle paths and resort atmosphere of the Town all encourage bicycle usage by both residents and visitors as both recreation and an alternative form of transportation.

The Town has an existing bicycle network of approximately 5.7 miles, accounting for 24.7% of the total road network. Figure 19 shows that most of the bicycle network runs parallel to streets that are paved and striped; while a smaller portion runs along streets that are unpaved. For the majority of the route, Palmetto Boulevard is the only major street without a bicycle facility, however, the existing greenway that runs parallel to Palmetto Boulevard between Edisto Street and Sunset Street does provide some connectivity with sidewalks.



By using the bicycle path, bicyclists, pedestrians, and others using non-motorized forms of transport can travel from the southern end of the Town (by Bay Point) to the north end of the Town (by the State Park and commercial center) without sharing traffic lanes with automobiles.

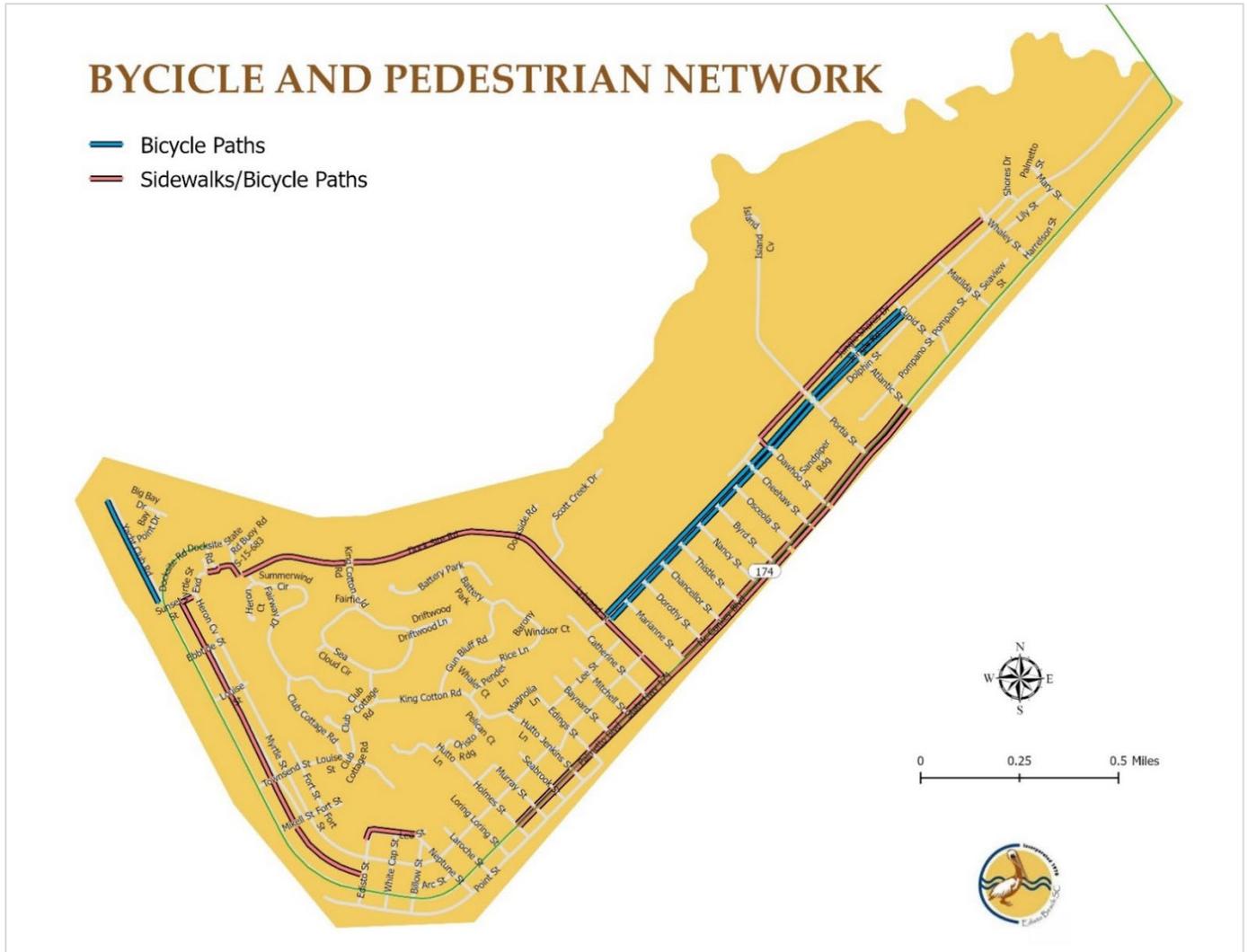
In addition, bicyclists can use the low-traffic side roads with relative safety. Bicyclists use Palmetto Boulevard, especially if they are going to the beach, but this road is less safe for bike travel.

Edisto Beach has done a noteworthy job of promoting bicycling in town, and the pursuit and further promotion of bicycle paths could draw even more bike-enthusiast, health-conscious visitors to town. The planned improvement will include repaving of the Vine Street bicycle path, located between Myrtle Street and Palmetto Boulevard, and extends from Edisto Street to Sunset Street.



Photo by: Recreation Master Plan 2021

Figure 19: Bicycle and Pedestrian Network



Source: SCDOT and Town of Edisto Beach, Map prepared by LCOG



**Pedestrian Network**

Because of the Town of Edisto Beach’s small size and narrow width, it is easy for residents and visitors to travel on foot to sites such as the beach, shops, and restaurants. The low-traffic and residential nature of the back roads also encourages recreational walks.

Currently, there are 8.2 miles of identified sidewalks and side paths (approximately 30% of the total road network) which are noticeably on major roads (Figure 19 above). When there is no presence of a sidewalk, pedestrians may be forced to utilize the road network to reach their destination. The pedestrians and bicyclists also share the same space, especially the shady Vine Street and the Jungle Road segments. The sidewalk replacement has been completed on the 100 through 2000 blocks of Palmetto Boulevard. Additional sidewalks will be completed as funding becomes available.



Photo by: LCOG

**Golf Cart/Low Speed Vehicle Usage**

Golf cart and low speed vehicle (LSV) usage are other alternate transportation modes within the Town of Edisto Beach as well as beach communities throughout South Carolina. Golf carts and LSVs offer the convenience of cars and trucks with a more compact footprint. They function as an easy way to get around in smaller communities. There are several beach accesses which have golf cart only parking. It should be noted that golf carts should only travel on roads with a speed limit of less than 30 miles per hour and not on state highways. Golf carts should be driven only during daylight hours and only if properly permitted by the South Carolina Department of Motor Vehicles (SCDMV) and the Town. LSVs should only travel on roads with a speed limit of 35 miles per hour or less and only if properly registered by the SCDMV.



Photo by: LCOG

**Parking**

Although parking is not as serious a problem in the Town of Edisto Beach as it has become in other coastal resort communities, adequate parking for beach access has become more problematic since the 1990s. Specific details for parking at Town owned parks and beach accesses can be found within the Community Facilities section. Currently, parking areas throughout the Town include:

- Off-street parking is available for most public beach access points. All access points provide a bike rack, except for access point 1A. On-street parking is also allowed for all access points except access 36.
- Off-street parking at three parks. Bicycle racks are also available at Burley L. Lyons Park, Jungle Road Park, and Bay Creek Park.
- A Town maintained a public parking lot on Jungle Road, across from Jungle Road Park.
- On-street or parallel parking on both sides of Palmetto Boulevard. However, the parking spaces and driving lanes are not clearly delineated. This leads to the possibility of collisions where driving motorists and parking vehicles share the same lane.



- Parking throughout the Town is free. Future growth and increased day tourism may drive the need for nonresident paid parking.

**Traffic Volumes**

Table 20 provides daily traffic counts taken from the causeway leading into Town (SC 174) and the main thoroughfare serving the Town (Palmetto Boulevard). The data collected reflects different recording locations and dates, and certain holiday weekends were not consistently recorded by the Town. It is noteworthy that traffic counts have remained relatively stable, however 2021 indicates a rising trend despite the pandemic and current economic situation.

*Table 20: Traffic Counts 2019-2021*

	2019	2020	2021
<b>Quarter 1</b>	271,757	227,577	262,313
<b>Quarter 2</b>	371,537	276,457	409,426
<b>Quarter 3</b>	370,307	418,210	418,088
<b>Quarter 4</b>	256,900	274,335	298,181
<b>Yearly Total</b>	1,270,501	1,196,579	1,388,008
<b>Overall Daily Average</b>	3,480	3,269	3,803
<b>Peak Months (April 1-September 30)</b>	747,857	698,752	827,514
<b>Peak Months Daily Average</b>	4,109	3,839	4,547

Source: Town of Edisto Beach

Approximately 5,000 vehicles come into the Town daily, but the number of vehicles entering the Town per day may exceed 10,000 during the summer. More noticeably, the Town has issued over 1,000 golf cart decals from 2021 to 2022. The areas of traffic concern during the busy months include:

- The intersection of Jungle Road and Palmetto Boulevard—congestion occurs when vehicles leaving the island by way of Jungle Road, attempting to turn left onto SC 174.
- The entrance to the grocery store and commercial plaza adjacent to the intersection of Jungle Road and Palmetto Boulevard—this shopping plaza (including a restaurant) has no clear entrances and exits onto Palmetto Boulevard, and no turn lanes for drivers entering from that road.
- The entrance to Edisto State Park—traffic is slowing to enter the State Park (directly across from Palmetto Boulevard) or the Pavilion and must turn left across oncoming traffic. During peak times, this can cause traffic to back up across the causeway. While this is not a high-accident intersection (according to SCDOT safety standards), participation in a traffic management plan and implementation of improvements should be considered by the Town at some time in the future.
- The three-way junction of Yacht Club Road, Palmetto Boulevard, and Sunset Street—traffic occurs because golf carts are not allowed to drive on Palmetto Boulevard and must turn onto Sunset Street to get to Myrtle Street.
- Congestion may be noticeable along Jungle Road, Lybrand Street, Myrtle Street, and Docksite Road as those are the main thoroughfares for golf cart travel.
- Crosswalks for pedestrian safety along Palmetto Boulevard.



**Safety**

As the main throughfare, traffic congestion and dangers exist in the area where Palmetto Boulevard narrows from four lanes to two lanes. Parallel parking allowed on both sides of the road also adds to the dangers. In addition, a notable increase in traffic during the peak season can increase the risk of traffic collisions.

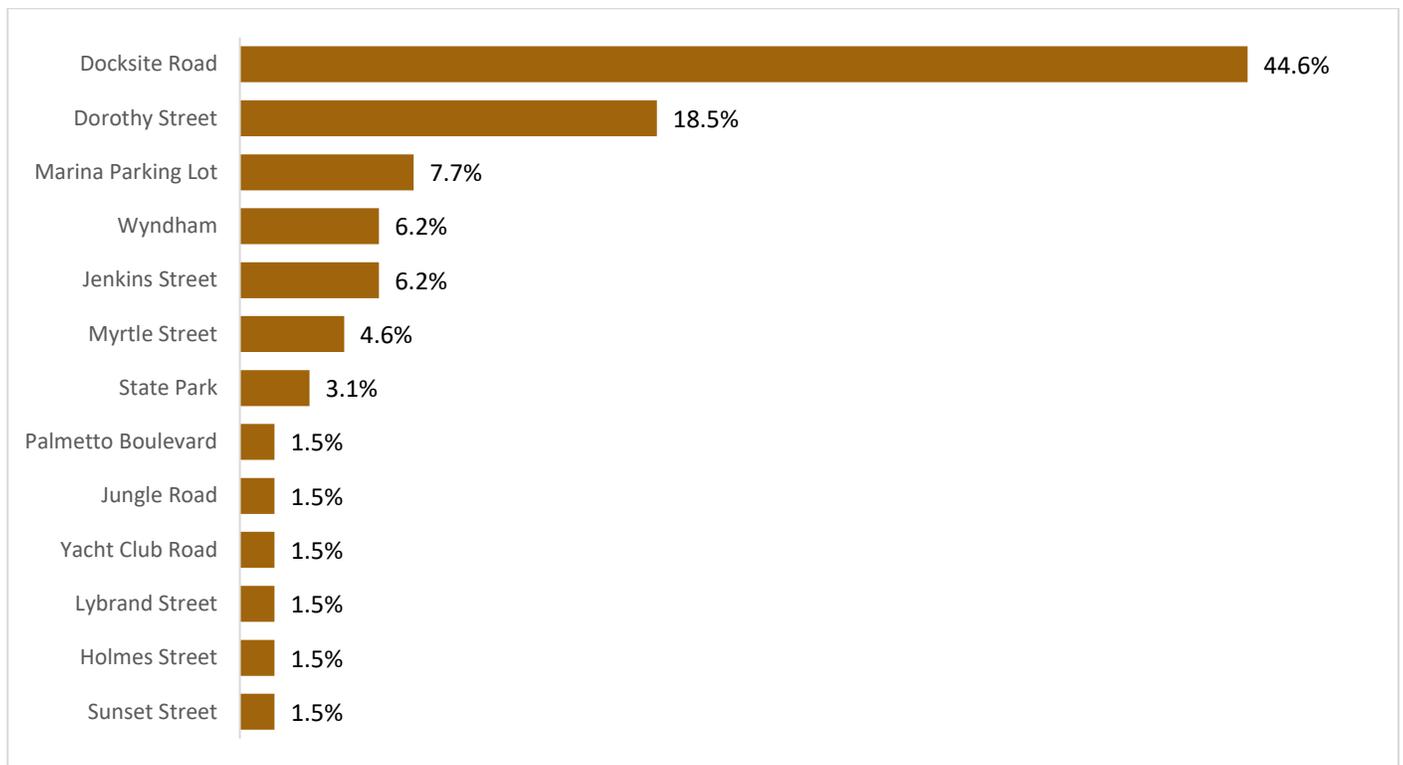
Collision data provided by the South Carolina Department of Public Safety (SCDPS) indicates that there were 95 reported traffic collisions within the Town between 2017 and 2021, with no fatalities and 29 injuries (Table 21). The Town saw an increase in traffic collisions of 94% during the same period. The majority of these collisions were a result of driving distracted/inattention, occurring mostly on non-junction roads (53.7%) and at T-intersections (11.6%) and during daylight (66.3%). Figure 20 shows roads where the most collisions occurred within the Town between 2017 and 2021 and Figure 21 further illustrates the locations of collisions.

*Table 21: Traffic Collisions 2017-2021*

Year	# Collisions	# Fatalities	# Injuries
2017	9	0	3
2018	22	0	8
2019	26	0	7
2020	20	0	6
2021	18	0	5

Source: SCDPS

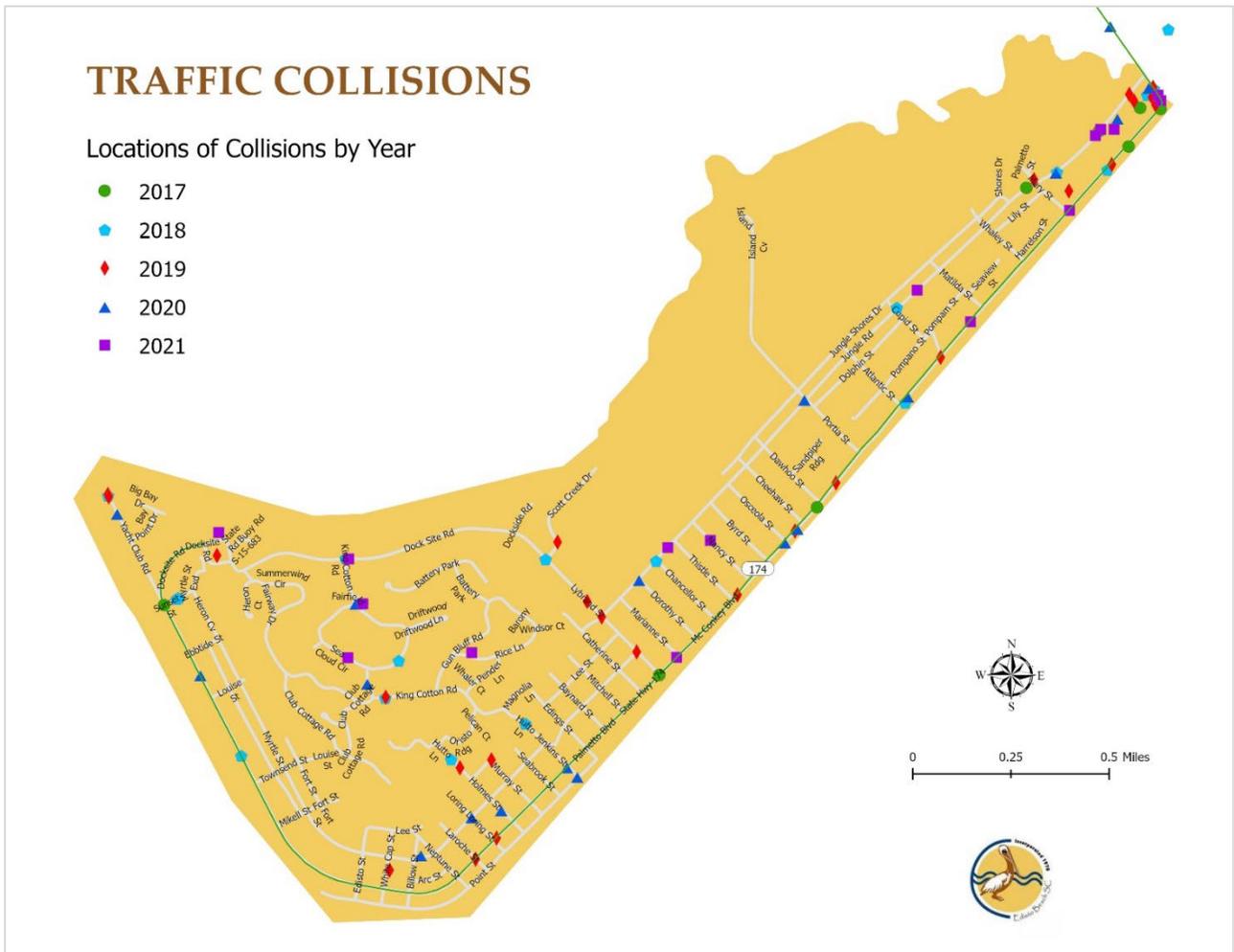
*Figure 20: Location of Traffic Collisions Ranking 2017-2021*



Source: SCDPS



Figure 21: Traffic Collisions 2017-2021



Source: SCDPS, Map prepared by LCOG

## SUMMARY

Roadways in the Town of Edisto Beach typically serve as a travel way and overflow parking. Residents and visitors of the Town utilize various modes of transportation including pedestrians, bicycles, golf carts, and cars and trucks. The preceding analysis indicates that:

- The Town of Edisto Beach’s multimodal network is functioning at a reasonable level and is sufficient to serve current local travel demand. However, the volumes of traffic are expected to increase during the peak tourism season, which leads to congestion and dangers to motorists, bicyclists, and pedestrians. Specific areas of concerns include:
  - The intersection of Jungle Road and Palmetto Boulevard
  - The entrance to the grocery store plaza adjacent to the intersection of Jungle Road and Palmetto Boulevard
  - The entrance to Edisto State Park
  - The three-way junction of Yacht Club Road, Palmetto Boulevard, and Sunset Street
  - Crosswalks for pedestrian safety along Palmetto Boulevard
  - Parking, turning and through traffic conflicts along Docksite Road at the commercial areas



- There is no public transportation serving the Town. The location of the Town in a primarily rural area with a widely dispersed population makes it more difficult for more public transportation options. Rideshare services are available, but not commonly used as a transportation mode.
- The existing network supports pedestrians and bicyclists to an extent, but often lacks comfortable and continuous facilities to connect residents and visitors with the places they need and want to go. The Town plans to repave the Vine Street bicycle path. The Town intends to extend new bicycle paths and improve the existing ones through funding mechanisms.
- Parking areas are reasonably available throughout the Town, especially at the beach access points, and the Parks. These include bike racks which incentivize active transportation and can reduce the footprint of a parking area. There are concerns related to sufficient off-street parking available for the peak tourist season because on-street parking leads to an increase in traffic collisions. The Town may consider limiting the number of available off-street parking available for residential use, as well as paid parking in the future.
- Notably, the Town recently developed a Recreation Master Plan which addresses a multimodal network that supports people of all ages and abilities including motorists, pedestrians, bicyclists, and other nonmotorized users. This aligns with the SCDOT Complete Streets Policy which recognizes walking and bicycling as modes of travel. The Town should further research and pursue pathways that allow for greater access and connectivity. User base, age, and ability should be measured when considering the optimal type and location of potential pathways. Also, a maintenance plan for the bicycle paths/lanes should be developed.



# RESILIENCY

Natural hazards characteristics and impacts on  
communities, hazard mitigation,  
and resilience measures



## OVERVIEW

Resilience is the capacity of individuals, communities, businesses, institutions, and governments to adapt to changing conditions and to prepare for, withstand, and rapidly recover from disruptions to everyday life, such as hazard events. [Federal Emergency Management Agency]

In September 2020, the South Carolina legislature passed the Disaster Relief and Resilience Act to support disaster recovery efforts from natural disasters and flooding events. The Act requires local comprehensive plans to include a resiliency element, considering the impacts of natural hazards on safety, health, and welfare of the community. This element includes an inventory of existing resiliency conditions; resilient planning, design, and development; and coordination with other jurisdictions and agencies.

## INVENTORY OF EXISTING CONDITIONS

### Major Hazards

The Town of Edisto Beach is located on a barrier island and is the first line of defense for the mainland from tropical storms. The Town is susceptible to all levels of tropical cyclones capable of producing tropical depressions (wind speed up to 38 mph), tropical storms (sustained wind speed 39 mph or more), and hurricanes (sustained wind speed 74 mph or greater). There are five major hazards associated with tropical storms and hurricanes including storm surge, high winds, heavy rainfall induced flooding, rip currents, and tornadoes. There are also winter and spring storms that bring high winds and tides that cause flooding and coastal erosion.

#### Hurricanes

A hurricane is a tropical cyclone originating over warm tropical waters in the northern hemisphere with closed, circulating winds that rotate in a counterclockwise direction. Hurricanes come in varying intensities with minimum sustained winds of 74 miles per hour (mph) or greater, and with the potential to cause significant loss as shown in Table 22.

Table 22: Saffir-Simpson Hurricane Wind Scale

Category	Sustained Wind	Types of Damage Due to Hurricane
1	74-95 mph	<i>Very dangerous winds will produce some damage:</i> Well-constructed frame homes could have damage to roof, shingles, and vinyl siding and gutters. Large branches of trees will snap, and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph	<i>Extremely dangerous winds will cause extensive damage:</i> Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (major)	111-129 mph	<i>Devastating damage will occur:</i> Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	130-156 mph	<i>Catastrophic damage will occur:</i> Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted, and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months.
5 (major)	157 mph or higher	<i>Catastrophic damage will occur:</i> A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

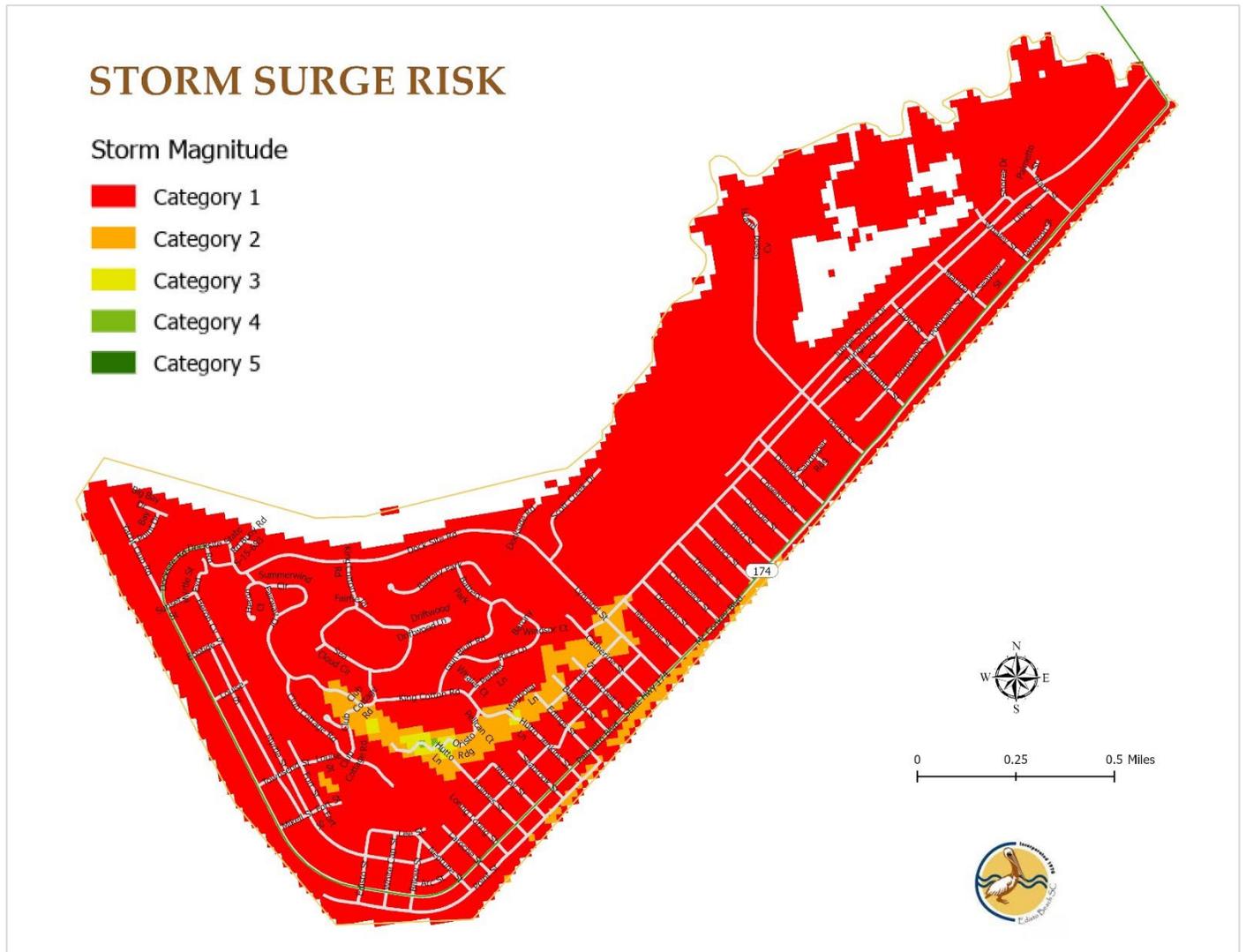
Source: National Hurricane Center and Central Pacific Hurricane Center



A hurricane can generate a storm surge, an abnormal rise of water over and above the predicted astronomical tide. Sea water can be pushed up to 20 feet or higher than normal tides. If storm surge is added to the top of a normal high tide, the coastal flooding and surge will be exacerbated, whereas a low tide has the potential to mitigate those effects. High seas can erode beaches, destroy buildings, and ruin coastal structures such as docks or revetments.

Given the location of the Town of Edisto Beach, almost the entire Town is at significant risk for storm surge with a category 1 hurricane as illustrated in Figure 22.

Figure 22: Storm Surge Risk



Source: NOAA’s Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model; Map prepared by LCOG

Official records of hurricane events and their impacts began in 1851. The historical major events for the area that is now the Town of Edisto Beach include:

- **1893 Great Sea Island hurricane:** With estimated 120 mph winds and a tremendous storm surge of 16 feet, this deadly hurricane completely submerged many of the Sea Islands including the current Town area, causing human deaths and property damage.
- **1940 unnamed hurricane:** With a storm tide of approximately 14 feet above MSL, this hurricane destroyed most of the Town's early resort development of the 1930s and surrounding area including nearly all the beach front homes, state park buildings, some of the highway and sidewalks, and the dunes.
- **1952 Hurricane Able:** The storm completely destroyed many beach cottages and damaged many others. Palmetto Boulevard also sustained heavy damage.
- **1954 Hurricane Hazel:** With a storm surge over 12 feet, it inundated a large area of coastline, but caused minimal damage to the Town.
- **1959 Hurricane Gracie:** With a storm tide of approximately 12 feet, it caused minimal damage to the Town.
- **1989 Hurricane Hugo:** With a storm tide of approximately 20 feet, it caused minimal damage to the Town, but caused major destruction in nearby Charleston County.
- **1999 Hurricane Floyd:** Floyd spared the Town when it reached the northern coast of South Carolina with category 2 intensity (wind speed of 96-110 mph).
- **2000-2010:** There was little activity, with several hurricanes passing within 65 nautical miles of Edisto Beach between 2003-2007, but no significant damage has been recorded.

Although the Town is no stranger to hurricanes, recent major hurricanes and tropical storms events left behind significant devastation and flooding. These hurricanes include:

- **2015 Hurricane Joaquin:** Joaquin stayed offshore in October 2015 but caused historic flooding while dumping up to 2 feet of rain over several days, especially along Docksite Road. It also caused substantial beach erosion.
- **2016 Hurricane Hermine:** Developed as a tropical depression, causing damage from downed trees and strong winds on September 2. Moderate beach erosion also occurred which damaged the dune line and sand fencing.

## RELATED DEFINITIONS

- **Storm Surge:** The abnormal rise of water generated by a storm, over and above the normal astronomical tide. It is expressed in terms of height above predicted or expected tide levels.
- **Storm Tide:** The water level due to the combination of storm surge and the astronomical tide.
- **Inundation:** The total water level that occurs on normally dry ground as a result of the storm tide, and is expressed in terms of height of water, in feet, above ground level.
- **Mean Sea Level (MSL):** The average of the hourly water level heights observed at a local tide station over National Tidal Datum Epoch (NTDE).
- **Mean Lower Low Water (MLLW):** The average of the lower low water height of each tidal day observed over the NTDE.
- **Mean Higher High Water (MHHW):** The average of the higher high water height of each tidal day observed over the NTDE.
- **National Tidal Datum Epoch:** A 19-year cycle used to calculate datums such as MSL, MLLW, and MHHW. The 2000 NTDE is based on records from 1983 to 2001.

Source: NOAA



- **2016 Hurricane Matthew:** Matthew made its way up to category 5 then weakened to category 1 while passing much of the lower Southeast South Carolina coast. On October 7, Matthew ripped apart the front beach of the Town with 4 to 5 feet of storm surge causing:
  - At least 70 beach front homes along a 1.5 mile stretch of Palmetto Boulevard were damaged making many of the roads impassable to vehicles for many days. One house was destroyed within the 100 block.
  - Septic systems were destroyed within the first six blocks and parts scattered along the beach front.
  - 5 to 6 feet of beach erosion at the base of oceanside homes.
  - 2 to 5 feet of sand covered a 2-mile stretch of road on Palmetto Boulevard.
  - 1 to 2 feet of water along Palmetto Boulevard for about a 1-mile stretch.
  - 1 to 2 feet of water on Docksite Road and within parts of Ocean Ridge.

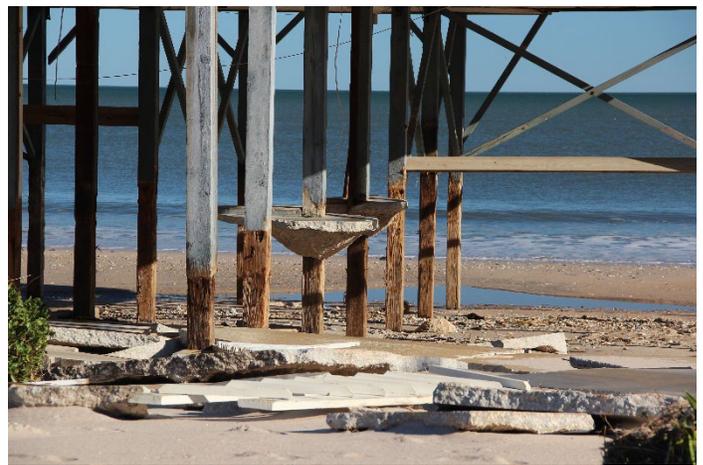


Photo by: Town of Edisto Beach—Hurricane Matthew

- **2017 Hurricane Irma:** Irma impacted the entire southeast South Carolina coast by:
  - Storm surge ranging from 3 to 6 feet producing 4 to 6 feet of water inundation above ground level, mainly along coastline.
  - Significant beach erosion occurred at area beaches with widespread damage to docks and piers as well as numerous reports of inundated roadways.
  - Many roads in and around the Town were impassable due to downed trees and power lines and flooding.
  - 2 to 3 feet of flood water on Docksite Road and within parts of Ocean Ridge.



Photo by: Town of Edisto Beach—Hurricane Irma

- **2018 Hurricane Florence:** This slow-moving storm made landfall near Wilmington, North Carolina but the sustained heavy surf caused moderate beach erosion and wash over issues in the Town.
- **2019 Hurricane Dorian:** A Category 3 hurricane with approximately 115 mph winds, Dorian produced surge, increased wave energy, and tropical-storm-force winds as it passed inland. On September 5, the storm passed just offshore of Edisto Beach with wave heights measured at approximately 25 feet. It impacted the shoreline causing significant loss of sand.

### Flooding

Flooding occurs when water flows or collects in areas that are usually dry due to several factors, for example, heavy rain, high tides, coastal floods, and local drainage problems. Floods can last for a short duration or last weeks, and they can be a few inches or the height of houses. Given the Town of Edisto Beach's position in a low-lying coastal plain and within the 100-year flood plain (Figure 23), flooding is a major hazard. The Town is at great risk for coastal flooding generated by storm surge associated with a hurricane from the Atlantic Ocean. In addition, heavy rain and even king tides can cause floods that may impact the causeway. This causeway is the Town's only means of egress via vehicle.

Edisto Beach has experienced many flooding events in relation to hurricanes and other severe storms throughout history. Recent events include:

- **August 27, 2011:** Tropical Storm Irene created a storm surge that rushed over Palmetto Boulevard and down the side streets and produced rain bands and strong winds resulting in heavy flooding in parts of the Town.
- **October 1-4, 2015:** A stalled front offshore combined with deep tropical moisture across South Carolina, leading to record-breaking rainfall totals with widespread amounts of 15-20 inches. The maximum rainfall totals during this event, as well as data from weather stations where 500- and 1,000-year recurrence intervals, were exceeded. Due to the flood water, numerous streets were closed in the Town and the causeway on the island was also closed.
- **October 8, 2016:** The Town was hard-hit by Hurricane Matthew bringing 16.9 inches of rain to a gauge at Edisto Island. Flooding cut off road access and caused power outages and structural damage. There was severe coastal erosion on Edisto Island as well. **September 11, 2017:** A strong wind associated with Tropical Storm Irma produced waves crashing over the sand dunes and spilling into Palmetto Boulevard. The Town was under water with power lines and trees down.

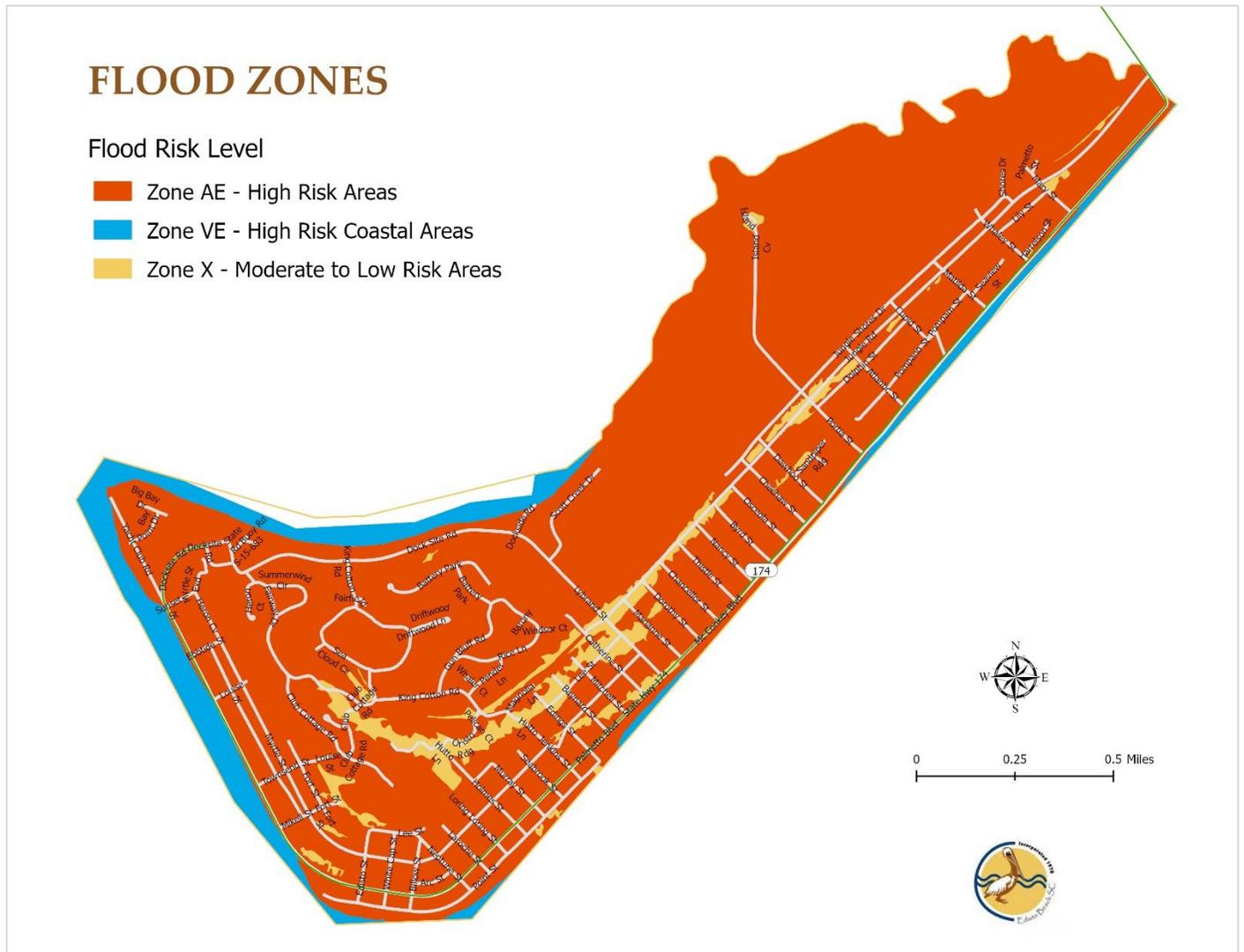
### FLOOD ZONES

- **Zone AE:** The 1% annual chance flood (100-year flood). Base Flood Elevations (BFEs) are determined. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- **Zone VE:** The 1% annual chance flood (100-year flood), with velocity hazard (wave action). BFEs are determined. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- **Zone X:** Area of 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than one foot with drainage areas less than one square mile, areas protected by levees from 1% annual chance flood; and area determined to be outside the 0.2% annual chance floodplain.

Source: FEMA



Figure 23: Flood Zones



Source: Federal Emergency Management Agency (FEMA), Map prepared by LCOG

In addition, combined astronomical and meteorological factors can produce significant multi-day coastal flood events including, for example:

- **December 9, 2018:** Coastal flooding was reported on Edisto Island. Homes on Jungle Shores Drive were flooded on the ground level. Scott Creek overflowed, and Palmetto Boulevard was flooded.
- **August 29, 2019:** The Dockside Restaurant on Docksite Road was flooded by waters from Big Bay Creek. Water was several inches deep inside the building.
- **September 15, 2020:** Several buildings along Docksite Road were flooded with several inches of water in the buildings. Flood waters were coming from Big Bay Creek due to coastal flooding.
- **November 8, 2021:** Multiple flooding events were reported including roadway flooding on Scott Creek Drive, water up to the door entrances at Dockside restaurant and Edisto Seafood, roadway flooding on Jungle Road near the intersection with Whaley Street, and water under a home along Jungle Shores Drive.

### Sea Level Rise

There are a number of factors that contribute to variations in sea level. Given its position on the Atlantic Coast, the Town of Edisto Beach is at high risk for sea level rise. According to the “Town of Edisto Beach Flooding and Sea level Rise Assessment,” the major causes of the Town’s sea-level rise are a combination of land elevation changes, increasingly warm ocean temperatures causing expansion and increase in volume of the water and slowing of the Gulf Stream current offshore, which pulls water away from the coasts.

The impacts from these combinations include, but are not limited to, property damage by flooding, transportation issues from street flooding, beach erosion, high groundwater table causing septic system failures, increasing saltwater intrusion resulting in corrosion of buried infrastructure, excessive flow to the wastewater plant, disruption to the lagoon system functionality, disruption to town services, and public health issues (sewage-contaminated water, mold growth in buildings, and mosquito breeding).

Figure 24 displays the conditions for the Town at different tide heights above the base mean higher high tide (MHHW) level.

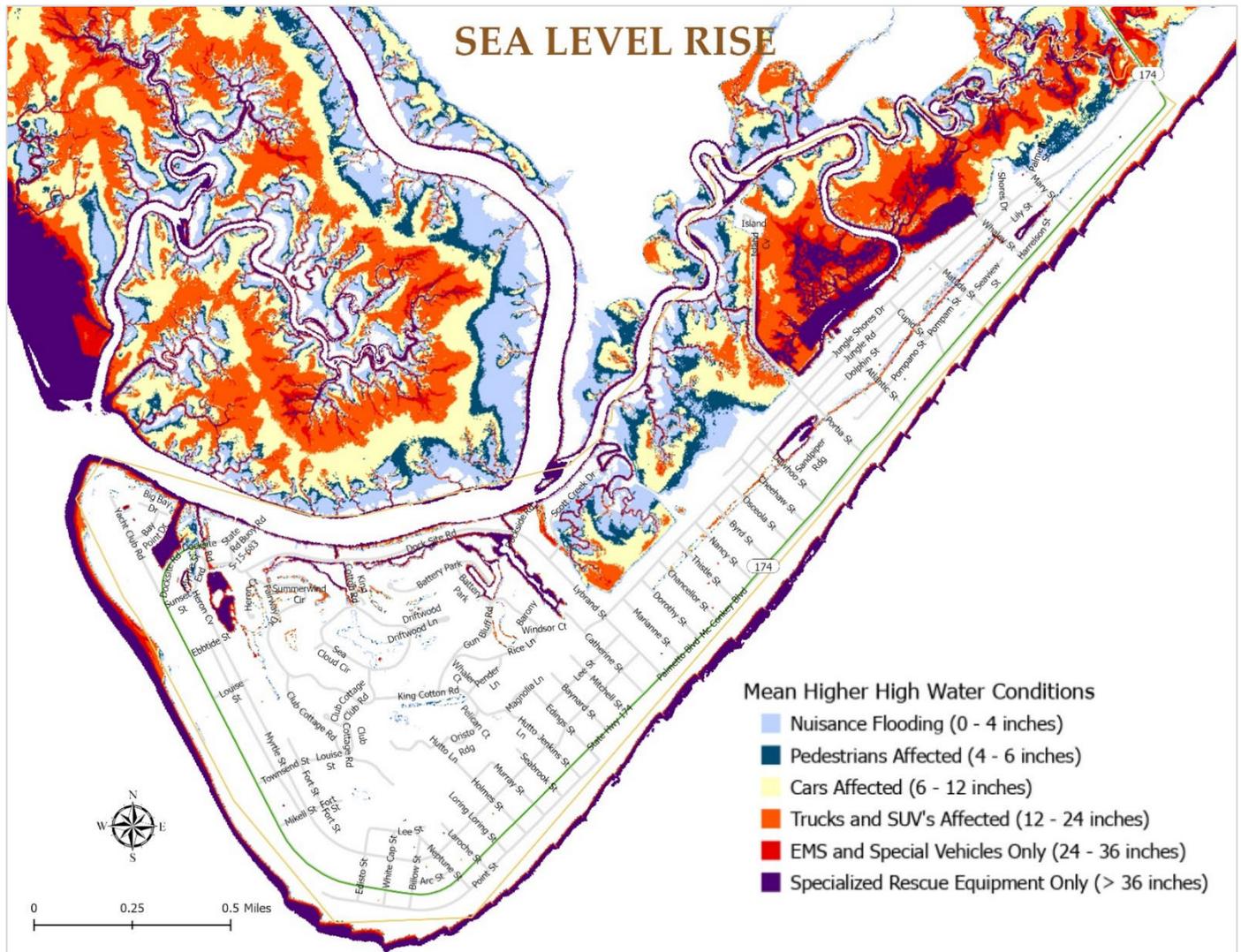
### SEA LEVEL RISE

- **Global Sea Level Rise:** The increase currently observed in the average Global Sea Level Trend, which is primarily attributed to changes in ocean volume due to two factors: ice melt and thermal expansion.
- **Local Sea Level:** The height of the water as measured at tide stations along the coast relative to a specific point on land.
- **Short-term Sea Level Rise:** It occurs on a daily basis and includes waves, tides, specific flood events (winter snow melt, hurricane, or other coastal storms)
- **Long-term Sea Level Rise:** It occurs over various time scales and includes, for example, variations in the Earth's declination, changes in coastal and ocean circulation, seasonal weather patterns, and vertical land motion.

Source: NOAA



Figure 24: Mean Higher High Water Conditions



Source: Town of Edisto Beach Flooding and Sea level Rise Assessment

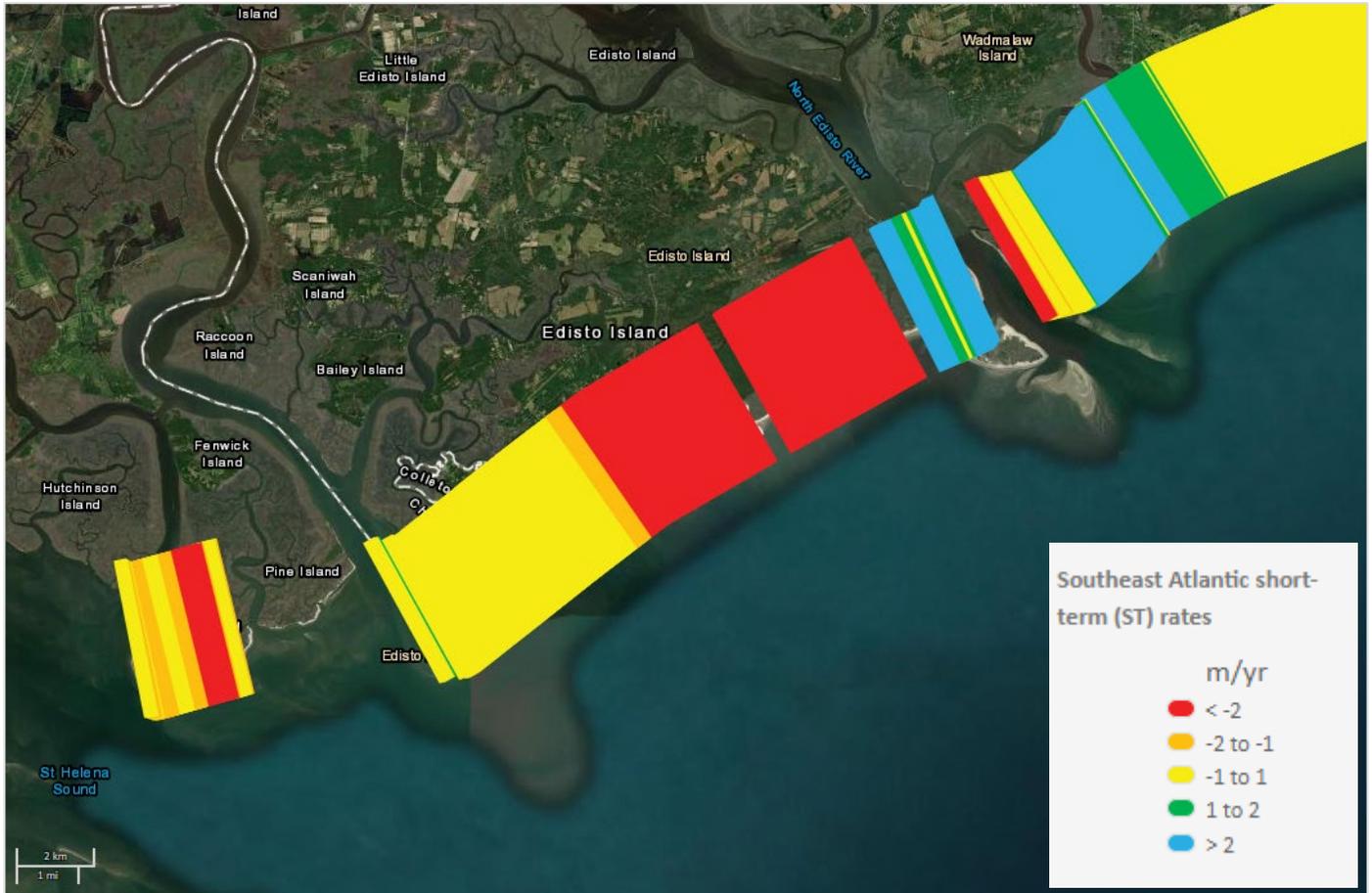
### Beach Erosion

Due to its location, the beach area of the Town of Edisto Beach is experiencing some of the worst erosion in South Carolina. Beach erosion occurs on the shore and is strongly affected by both waves and tides. The beach is rotating around a point at Marianne Street. The north of this point sees beach erosion, while the south is relatively stable, experiencing some erosion. In addition, sea level rise and hurricanes contribute to more beach erosion. The long-term effects of sea-level rise have the potential to impact the Town watersheds and flood plains. Hurricanes sweep along the shoreline causing erosion along Edisto Beach during the past several decades. Beachfront erosion directly impacts the properties on the seaward side of Palmetto Boulevard, as well as the Boulevard itself and indirectly all of Edisto Beach’s tourism industry.



According to the national database of shoreline changes, short-term rates (less than 30 years) of change for the Town’s sandy beaches show erosion (negative shoreline change) averaging one meter (~3.3 feet) per year (Figure 25).

Figure 25: Short-Term Shoreline Change Rates



Source: U.S. Geological Survey

In addition, SCDHEC’s Office of Ocean and Coastal Resource Management (OCRM) maintains and reviews jurisdictional lines at beaches, thereby tracking changes in the coast over time and providing protection of vulnerable shorelines and natural ecosystems ([SC Code § 48-39-280](#)). There are 27 survey monuments used by OCRM to monitor the physical dynamics and areas of erosion and deposition of sand along the Town’s beach.

Figure 26 shows the position of two lines of the Town’s beachfront (the baseline and the setback) and the beach zones (stabilized inlet, standard, and unstabilized inlet). Below is the summary of the beach baseline.

- Southern Unstabilized Inlet Zone Adjacent to the South Edisto River Inlet:** Between Monuments 2105E and 2155F, the baseline is set at the most landward point of erosion in the past 40 years. Specifically, the baseline position is comprised of vegetation line data collected in November 2016, and historical vegetation line positions from 1973, 1977, 1993, and 2006. The 1973 historical vegetation line is more than 40 years old but was retained in the dataset because of the significant erosion rates at Edisto Beach and the relative likelihood that the shoreline could return to its former position in the future.



- Central Standard Zone:** Between Monuments 2155F and 2210E, there are no primary dunes, and the baseline follows the 2011, 2006, and 1959 historical vegetation line positions for a short distance before transitioning to the seaward edge of Palmetto Boulevard/SC-174 between Monuments 2165 and 2173. The baseline follows the seaward edge of Palmetto Boulevard/SC-174 until the beginning of Edisto Beach State Park near Monument 2200F. Between Monuments 2200F and 2210E, there are no primary dunes, and the baseline follows the vegetation line collected in November 2016.
- Northern Unstabilized Inlet Zone Adjacent to Jeremy Inlet:** Between Monuments 2210E and 2290E (mouth of Jeremy Inlet), the baseline is set at the most landward point of erosion in the past 40 years. The baseline wraps the upland, just north of Monument 2210E, and was established based on the vegetation line data collected in November 2016. Any land or water areas to the northeast between the wrapped baseline and Jeremy Inlet are considered to be located seaward of the baseline.

Figure 26: Beachfront Lines



Source: SCDHEC’s Office of Ocean and Coastal Resource Management



Table 23 lists long-term erosion rates determined by analyzing historical shoreline positions and calculating annual erosion rates based on beach survey data at each monument.

Table 23: Long-Term Erosion Rates

Monument	Beach Zone Classification	Long-Term Erosion Rate (feet per year)	Monument	Beach Zone Classification	Long-Term Erosion Rate (feet per year)
2105E	Unstabilized Inlet	7.65	2173	Standard	-0.81
2110E	Unstabilized Inlet	6.31	2178F	Standard	-1.40
2113	Unstabilized Inlet	3.40	2180F	Standard	-1.40
2115	Unstabilized Inlet	3.40	2185F	Standard	-1.40
2120	Unstabilized Inlet	4.68	2190	Standard	-1.40
2130E	Unstabilized Inlet	5.59	2193	Standard	-1.40
2135	Unstabilized Inlet	6.30	2195F	Standard	-1.40
2140	Unstabilized Inlet	6.30	2198	Standard	-1.84
2145E	Unstabilized Inlet	6.30	2200F	Standard	-2.35
2150	Unstabilized Inlet	5.45	2210E	Unstabilized Inlet	-4.86
2155F	Standard	1.64	2230	Unstabilized Inlet	-4.86
2160	Standard	-0.02	2250E	Unstabilized Inlet	-4.86
2165	Standard	-0.02	2290E	Unstabilized Inlet	-5.89
2170E	Standard	-0.81			

Source: SCDHEC’s Office of Ocean and Coastal Resource Management

**Tornado**

A tornado is a violently rotating column of air that extends from a thunderstorm cloud to the ground. Intensity and severity are measured using a rating scale based on damages. The Enhanced Fujita (EF-Scale) implemented by the National Weather Service provides six tornado rating scales (Table 24).

Table 24: Enhanced Fujita Scale

Scale	Typical Damage
<b>EF-0 (65-85 mph)</b>	Light damage – Peels surface off some roofs, some damage to gutters or siding, broken off trees, and shallow-rooted trees pushed over.
<b>EF-1 (86-110 mph)</b>	Moderate damage – Roofs severely stripped, mobile homes overturned or badly damaged, loss of exterior doors, and windows and other glass broken.
<b>EF-2 (111-135 mph)</b>	Considerable damage – Roofs torn off well-constructed houses, foundations of frame homes shifted, mobile homes completely destroyed, large trees snapped or uprooted, light-object missiles generated, and cars lifted off ground.
<b>EF-3 (136-165 mph)</b>	Severe damage – Entire stories of well-constructed houses destroyed, severe damage to large buildings such as shopping malls, trains overturned, trees debarked, heavy cars lifted off the ground and thrown, and structures with weak foundations blown away some distance.
<b>EF-4 (166-200 mph)</b>	Devastating damage – Whole frame houses well-constructed houses and whole frame houses completely leveled, and cars thrown, and small missiles generated.
<b>EF-5 (&gt;200 mph)</b>	Incredible damage – Strong frame houses leveled off foundations and swept away, automobile-sized missiles fly through the air in excess of 100 m (109 yd), high-rise buildings have significant structural deformation, incredible phenomena will occur.
<b>EF No rating</b>	Inconceivable damage – Should a tornado with the maximum wind speed in excess of EF-5 occur, the extent and types of damage may not be conceived.

Source: Storm Prediction Center (SPC)



According to the National Oceanic and Atmospheric Administration (NOAA), records dating back to the 1980s indicate there were two major tornados in the Town of Edisto Beach.

- **February 27, 1984:** An EF-1 tornado which was 0.3 miles long and 20 yards wide, moved inland ripping the porch off a front-row beach cottage and damaging the roof of a second-row home before dissipating.
- **April 13, 2020:** An EF-2 tornado was confirmed, with an estimated maximum wind speed of 125 mph. It started as a waterspout off the coast, moved inland across the southern end of Edisto Beach, continued a northeast track across a golf course, and dissipated in the marsh just northeast of Lybrand Street. Along its path which was 1.16 miles long and 140 yards wide, the tornado caused damage to several homes—large sections of the roofs were removed, glass doors and windows were broken, the wall facing the road of a home was pushed towards the road, numerous trees were snapped off and uprooted, power lines were knocked down, a boat and several vehicles were damaged, and a utility trailer was flipped over.

To gauge the potential risk of a tornado, the Town can use tornado warnings issued by the National Weather Service as a proxy for the likely location and frequency of tornados. The Town is one of the areas in the Lowcountry region that receives the highest annual average of warnings, approximately 2.5 annually.

**Drought**

Drought occurs when an area receives lower-than-normal precipitation for a prolonged period. It is a large-scale event that generally covers entire counties or regions rather than smaller geographic units. As designated by the South Carolina Drought Response Act, the first drought level is “Incipient,” followed by “Moderate,” “Severe,” and “Extreme” (see definition in [SC Code § 49-23-20 \(2018\)](#)).

Table 25 shows historical drought levels in Colleton County where the Town of Edisto Beach is located. On March 22, 2022, the Drought Response Committee declared “Incipient” drought conditions in 11 counties including Colleton County.

*Table 25: Highest Drought Level in Colleton County 2010-2022*

Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Extreme</b>										
<b>Severe</b>										
<b>Moderate</b>	Moderate		Moderate				Moderate			
<b>Incipient</b>		Incipient		Incipient	Incipient	Incipient				Incipient
<b>Normal</b>								Normal	Normal	

Source: SC State Climate Office



## Risk Index for Natural Hazards

Developed by FEMA, the Risk Index provides an overview of multiple natural hazard risk factors in a community. This includes three components:

- Expected Annual Loss (a natural hazards component)—the average economic loss in dollars resulting from natural hazards each year.
- Social Vulnerability (a consequence enhancing component)—the susceptibility of social groups to the adverse impacts of natural hazards.
- Community Resilience (a consequence reduction component)—the ability of a community to prepare for anticipated natural hazards, adapt to changed conditions, and withstand and recover rapidly from disruptions.

Using these three components, a composite Risk Index and hazard type Risk Index are determined for each community (county and Census tract). The Risk Index helps identify natural hazards that pose a risk, and the community’s current level of resilience. Table 26 provides information regarding the Risk Index and related factors of the Census Tract where the Town of Edisto is located, ranging from very high, relatively high, relatively moderate, relatively low, and very low.

Table 26: Risk Index and Related Factors

Hazards	Risk Index	Expected Annual loss	Social Vulnerability	Community Resilience
<b>Overall</b>	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
<b>Hurricane</b>	Relatively Moderate	Relatively Low		
<b>Coastal Flooding</b>	Relatively Moderate	Relatively Moderate		
<b>Riverine Flooding</b>	Relatively High	Relatively High		
<b>Tornado</b>	Relatively Moderate	Relatively Moderate		
<b>Drought</b>	No Rating	No Rating		

Source: FEMA National Risk Index

## Resilience Measures

The Town of Edisto Beach has several existing measures in place concerning community resilience, including resilience planning, resilience projects/programs, and ordinances related to resilience.

### Resilience Planning

- **Comprehensive Plans:** The Town has effectively incorporated resiliency planning, design, and development into the Comprehensive Plans since the first adoption in 1996.
- **Regional Hazard Mitigation Plan:** The Town has actively participated in regional hazard mitigation planning for the past decades. The Town recently adopted the “2020 Lowcountry Natural Hazard Mitigation Plan” on July 20, 2020, effective to June 27, 2026. The Plan provides a profile of the most common natural hazards in the region, identifies populations at greatest risk from the effects of natural hazards, and includes mitigation actions to save lives and to prevent major property damage and other losses caused by natural hazards.



- **Beach Management Plan:** The Town has continued to update its “Local Comprehensive Beach Management Plan” since its initial version in 1990. The latest Plan was adopted by the Town Council in 2017 and was approved by the state in 2019. The plan addresses beach access and parking, beachfront structures, turtle nesting and habitats, beach erosion control, drainage, post-disaster recovery, and a beach preservation strategy to encourage new construction to locate as far landward as possible.
- **Flooding and Sea Level Rise Vulnerability Assessment:** With the assistance of the S.C. Sea Grant Consortium and the Carolinas Integrated Sciences and Assessments, the Town assessed the effects of flooding from all sources with regards to community disruption, municipal functionality, cascading impacts, and vulnerability to sea level rise. Current and future problems related to flooding and sea level rise were identified and next steps for studying and implementing adaptation measures were determined.
- **Hurricane Evacuation Plan:** The Town has an evacuation plan currently and emergency plan. Because of the Town’s unique situation of being a coastal destination with only one evacuation route (SC 174), the Town continues to monitor its evacuation plans. Any changes in the transportation network should be coordinated with neighboring jurisdictions. By continuing to work with Colleton and Charleston Counties, SCDOT, SCEMD, and FEMA, the Town can be prepared for hurricane evacuations.
- **Storm Ready and Tsunami Ready Plans:** The plans were developed and will need to be renewed in December 2026 (or every four years).
- **Interior Lagoon Study:** The Town was awarded a Building Resilient Infrastructure and Communities (BRIC) grant to complete an interior lagoon study. The Town Council has asked that the lagoons and structures owned and managed by Ocean Ridge be studied.

## Resilience Projects/Programs

- **National Flood Insurance Program (NFIP):** As the entire Town is in a flood hazard area, the Town participates in the NFIP. This means that any homes or businesses in the Town can be covered by a flood insurance policy. The Town also participates in the Community Ratings System which means the flood insurance policy holders get a direct discount on their flood insurance premium rates. As of April 2022, the Town has a CRS class rating of 6, which provides NFIP policy holders a 20% discount on their rates.
- **Beach Nourishment:** The first beach nourishment occurred in 1954, pumping over 800,000 cubic yards of sand, shells, and mud from the marsh behind the island. Since then, the Town has performed numerous beach nourishment projects to maintain the beach in 1995, 1999, and 2006. Recent beach nourishment projects include:
  - In 2017, the Town performed a beach nourishment and groin lengthening project as part of scheduled nourishment based on a ten-year cycle. Total beach nourishment consisted of 1,176,209 cubic yards of dredged sand. Groins were permitted to be lengthened up to a total of 1,765 feet.
  - In 2021, the volume (~30,000 cubic yards) of sand lost from Hurricane Dorian as well as normal background erosion was restored, mostly located at the north end of the beach and the area around Point Street.
  - The Town is pursuing a partnership with the U.S. Army Corps of Engineers for a Hurricane Storm Damage and Reduction Project.
- **Dune Stabilization:** The Town maintains the dunes by installing sand fencing and vegetation. Sand fencing on the front beach is annually replaced or repaired. Vegetation like sea oats is installed along the toe of the dune to help anchor the sand in place during high tides. The Town also installs “Keep off the dune” signage to protect this vegetation. It is illegal to disturb or pick sea oats.



## Ordinances

- **Emergency Preparedness:** The Town has adopted an Emergency Preparedness Ordinance ([Chapter 26, Article II](#)) to ensure the continuity of its functions and operations in the event of an emergency. The ordinance specifies the powers under which the Town council is authorized to act in response to an emergency.
- **Flood Damage Prevention:** For the protection of life and property, the Town has adopted a Flood Damage Prevention Ordinance ([Chapter 14, Article IV](#)). This ordinance requires any work on substantially damaged or improved non-conforming structures to be in accordance with the requirements for new construction.
- **Beach Management Overlay Zoning District:** The Town has implemented and enforced a preservation strategy and storm hazard mitigation plan to protect life and property located within close proximity to the baseline established by the South Carolina Office of Coastal Resource Management (OCRM) ([Chapter 86, Article IV, Division 2, Section 86-145](#)). This ordinance is also a means of educating all persons owning property along the beach about the hazards connected with erosion, storms, and flooding in areas close to the beach.
- **Stormwater Management:** Inadequate management of stormwater runoff from development in a watershed increases flood flows and velocities. This ordinance intends to control storm drainage that contributes to the incidence of flooding and the level of floods which can endanger roads, public and private property, and human life ([Chapter 82, Article IV](#)).

## Coordination with other Jurisdictions and Agencies

Coordination with adjacent jurisdictions and relevant agencies is essential in addressing natural hazards and promoting resilience. The following is the list of some main organizations that the Town has worked with in the past years.

- Colleton County
- Charleston County
- College of Charleston Lowcountry Hazards Center
- Lowcountry Council of Governments
- South Carolina Sea Grant Consortium
- South Carolina State Guard
- Carolinas Integrated Sciences and Assessments (CISA)
- South Carolina Department of Health and Environmental Control (SCDHEC)
- South Carolina Department of Transportation (SCDOT)
- South Carolina Emergency Management Division (SCEMD)
- Federal Emergency Management Agency (FEMA)
- United States Army National Guard
- United States Army Corps of Engineers



## SUMMARY

The Town of Edisto beach is susceptible to both seasonal and extreme weather events. The preceding analysis finds that:

- The Town is at moderate risk of different natural hazards including mainly hurricanes and tropical storms, flooding, sea level rise, and beach erosion.
- The Town has experienced multiple hurricanes in the past decade, with some of the deadliest and most intense Atlantic storms impacting South Carolina's coastline.
- The Town has experienced many flooding events in relation to hurricanes, other severe storms, and astronomical and meteorological factors. Severe and deep floods from hurricanes are less likely to occur than more shallow floods from heavy rain, but they cause much more damage.
- Sea-level rise is an ongoing phenomenon that is expected to continue and is projected to have a wide range of effects on the Town's environment and infrastructure.
- The Town's sandy beaches are subject to erosion. Coupled with rising sea levels and hurricanes like Irma and Matthew, the beaches have lost large amounts of sand. Although beach nourishment and repairs were performed, the probability of continued erosion is relatively high.
- The Town's natural hazards have caused damage to properties, cut off access to utilities, emergency services, and transportation; and have impacted the overall economic well-being of the Town.
- In response to natural hazards, the Town has several existing measures in place for resilience of the community including, for example, the Flood Prevention Ordinance, the Emergency Preparedness Ordinance, the adoption of the regional hazard mitigation plan, the adoption of beach management plan, and beach nourishment. In addition, due to causeway vulnerability, replacement with a bridge or new piped causeway may be considered.
- In addition, the Town has worked in concert with local, regional, state, and federal agencies to address issues related to hazard mitigation and community resilience.
- Partnering with the USACE for long term funding and nourishment is necessary to ensure future funding is available to battle erosion and protect structures.





# LAND USE

Photo by: Highwing Images

Land use by categories—residential, commercial,  
recreational, institutional/facilities,  
and protected wetlands



**OVERVIEW**

The land use element serves as a centerpiece of the comprehensive plan and represents the integration of all other elements onto the physical landscape of the Town of Edisto Beach. The land use analysis is a useful tool for elected officials, planning commissioners, and residents in understanding the existing growth and future development/redevelopment of the Town.

**INVENTORY OF EXISTING CONDITIONS**

**Historical Overview of the Town of Edisto Beach’s Land Use System**

Historically, American towns and cities have grown up from the core outward, starting with small settlements that combined both residential and commercial uses in the same building or in close proximity to each other. Later, uses were separated, with the historic center of the community becoming mostly commercial uses downtown, and residential sections located away from the center.

Based on geographical conditions and characteristics of a resort community, the Town of Edisto Beach has developed differently than most communities in the area. The Town’s land was used primarily for residential purposes. With the ocean and the beach as the joint *raison d’être* for its existence, the Town’s homes and cottages were originally located along the beachfront, near the north end of the island. The oldest homes are still located there. As vacant land in the north became unavailable, new beachfront sections were opened to the south and construction also extended inland. A true downtown never evolved. Since the population consisted generally of summer residents and visitors, there was no need for many of the professional, business and retail services found in ordinary year-round communities.

Even though the full-time population of Edisto Beach has grown since the earliest decades (see Population Element), there are still not enough residents year-round to support many businesses and services. Seasonal residents and visitors can support only a small number of specialized retailers and others who cater to the seasonal and tourist markets.

**Existing Land Use**

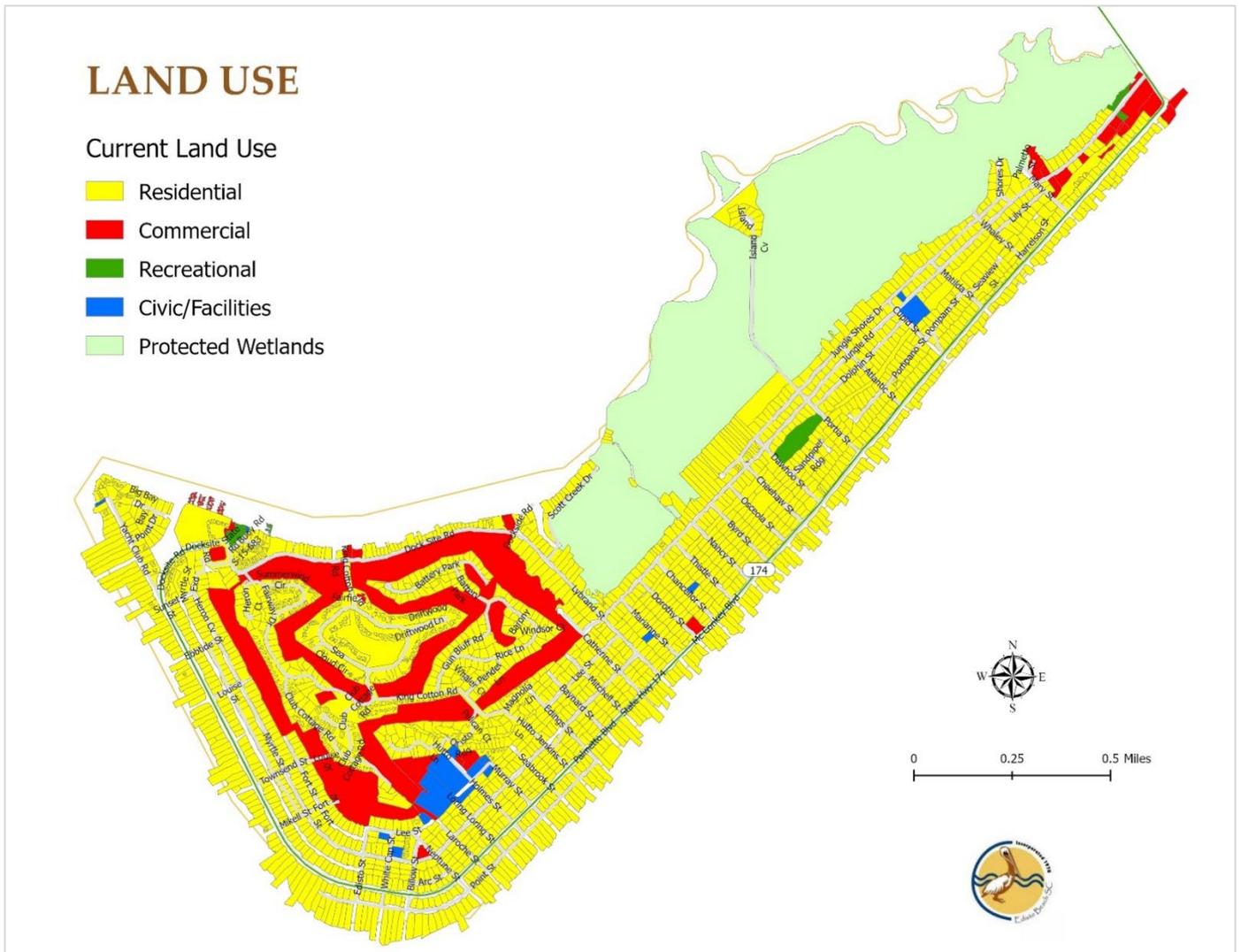
The Town of Edisto Beach comprises a land area of 2.1 square miles (1,344 acres), a population size of 1,033 population, and population density of 486 per square mile. Of all land areas, approximately 1,182 acres (2,556 parcels) are used for residential (57.3%), commercial (11.9%), recreational (0.2%), institutional/facilities (1.6%), and protected wetlands (29%), as presented in Table 27 and illustrated in Figure 27. The remainder of the land area is road network and beaches.

*Table 27: All Land Use Distribution 2022*

Land Use	All Land Areas			
	Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Residential</b>	2,413	94.4%	677.2	57.3%
<b>Commercial</b>	101	4.0%	141.1	11.9%
<b>Recreational</b>	17	0.7%	6.0	0.5%
<b>Institutional/Facilities</b>	20	0.8%	14.8	1.3%
<b>Protected Wetlands</b>	5	0.2%	342.5	29.0%
<b>Total Land Use</b>	2,556	100.0%	1,181.5	100.0%



Figure 27: Land Use Patterns 2022



Source: Town of Edisto Beach, Map prepared by LCOG

A closer look indicates that only 839 acres (2,551 parcels) are developable land areas. Of this, 84.7% of total acres or 84.5% of total parcels are developed (Table 28).

Table 28: Developable Land Use Distribution 2022

Developable Land Areas				
Land Use	Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Residential</b>	2,413	94.6%	677.2	80.7%
<b>Commercial</b>	101	4.0%	141.1	16.8%
<b>Recreational</b>	17	0.7%	6.0	0.7%
<b>Institutional/Facilities</b>	20	0.8%	14.8	1.8%
<b>All Developable Lands</b>	2,551	100.0%	839.1	100.0%
<b>Developed Lands</b>	2,232	87.5%	710.3	84.7%



**Residential**

Most of the Town of Edisto Beach’s land is used for residential purposes, accounting for 57.3% of all land areas and 80.7% of developable land areas (Table 28). The residential land uses are primarily single-family dwelling units and multiple family dwelling units, including those located within the gated community of Ocean Ridge/Wyndham Resorts. Currently, of all residential lands, 81.7% are developed and 18.3% are vacant lands (Table 29). Details on residential dwelling units can be found in the “Housing Element.”

Table 29: Developable Residential Land Areas

	Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Residential (developed)</b>	2,101	87.1%	553.0	81.7%
<b>Residential (vacant)</b>	312	12.9%	124.2	18.3%
<b>All Developable Lands</b>	2,413	100.0%	677.2	100.0%

**Commercial**

Several small commercial areas exist in the Town of Edisto Beach, accounting for 11.9% of all land areas and 16.7% of developable land areas (Table 28). The commercial land uses primarily accommodate grocery and convenience stores, specialty retail and services, offices, and restaurants that serve both residents and visitors. Existing commercial development is primarily concentrated at the north end of the island, on Palmetto Boulevard (SC 174), and on Docksite Road on the marsh side of the island across from the Ocean Ridge Resort entrance. A few other small sites exist scattered throughout the Town. Currently, of all commercial land uses, 97.6% are developed and 2.4% are vacant lands (Table 30).

Table 30: Developable Commercial Land Areas

	Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Commercial (developed)</b>	99	98.0%	137.7	97.6%
<b>Commercial (vacant)</b>	2	2.0%	3.4	2.4%
<b>All Developable Lands</b>	101	100.0%	141.1	100.0%

**Recreational**

The Town of Edisto Beach reserves land areas for recreational uses including parks, public tennis/pickleball courts, and similar recreational areas, accounting for 0.2% of all land areas and 0.3% of developable land areas. Details on recreational uses can be found in the “Community Facilities Element.”

**Civic/Facilities**

This category includes land uses for government/public buildings, churches, and utilities’ sites. They occupy 19.3 acres, accounting for 1.6% of all land areas and 2.3% of developable land areas.

**Protected Wetlands**

The preservation of open space has been important to the Town of Edisto Beach. With 342.5 acres of protected wetlands, this means that 29% of all land areas likely will never be developed. These land use areas contain marshes, wetlands, and water features. Details on wetlands can be found in the “Natural Resources Element.”



## Zoning Ordinance

The Town of Edisto’s zoning ordinance was created to set the land use policies applicable to land within the Town, outlining permitted uses for different land use patterns. The Town has created a “Zoning Board of Appeals” as the administrative mechanism designed to help enforce the zoning ordinance. Below are the Town’s zoning districts. Permitted uses and regulations for each district can be found in ordinance [\(Chapter 86, Article IV\)](#).

- R-1 Low Density Residential District
- R-2 Two-Family Residential District
- R-4 Low Density Residential and Club House District
- R-7 Multifamily Residential District
- C-1 Office Commercial District
- C-2 Marine Commercial District
- C-3 Commercial District
- PB Public and Semipublic District
- PUD Planned Unit Development District
- Beach Management Overlay Zoning District
- O-1 Open Space District

## Future Land Use

The geographical conditions, existing land use, streets and roads, and natural resources have helped determine existing patterns of growth in the Town and will continue to do so in the future. The Town is approaching build-out at almost 90% developed with a narrow causeway (SC 174) connecting to the mainland that will likely limit future growth. As a result, future land use emphasizes efficient use of existing lands, planned public facilities and services, and preserving and extending the unique character of the Town.

## SUMMARY

The preceding analysis of the Town of Edisto Beach’s land uses indicates that:

- The Town’s land uses have not changed significantly since the 2010 comprehensive plan, with predominantly single-family dwellings. Likely the uses of land will not change much in the future due to the Town’s approaching build-out.
- With the small number of parcels left, the Town should consider the existing land uses and other physical conditions, and strategically use undeveloped or underutilized parcels of land. Moreover, uses of land should be carefully considered to maintain the character and atmosphere that makes the Town unique.





# PRIORITY INVESTMENT

Capital improvement planning and projects, and funding sources for public infrastructure and facilities



## OVERVIEW

This element analyzes potential public funding for public infrastructure and facilities over the next ten years. The results are recommendations for needed projects and tasks supporting public infrastructure and facilities identified such as water, sewer, roads, public buildings, recreation facilities, and schools, as well as the annual budgeting process. In addition, the priority investment planning should not be done in a vacuum but coordinated across all relevant elements in this Plan. Coordination with adjacent and relevant jurisdictions and agencies should be considered. These include, but are not limited to counties, municipalities, public and private utilities, environmental agencies, and transportation agencies.

## INVENTORY OF EXISTING CONDITIONS

### Determination of Needed Capital Improvements

The Town of Edisto Beach’s priority investment intent is to provide complementary policy guidance for funding of capital projects throughout the Town to support future growth. Currently, coordination of short- and long-term capital planning, programming and coordination with other jurisdictions and agencies is accomplished as part of the annual budgeting process. Short- and long-term capital project needs for the Town are significantly impacted by:

- **The nature of the economic base—largely tourism and hospitality:** This tourism-based economy adds a strain on required services and facilities. Beach day trippers are contributing only through possible local sales tax revenues. Some, but not all short-term renters are paying accommodation taxes and local sales taxes, and many short-term visitors renting through internet sites are able to avoid the accommodation tax altogether. With substantial new development in the surrounding region, the Town can only expect a far larger number of day tourists. The consequence is a strain on providing facilities and services that are not supported by all users.
- **The Town’s approaching build-out at almost 90% developed:** A fully developed community has greater maintenance, replacement, and modernization needs than a new and rapidly developing area. Rather than new infrastructure requirements, there is more of a need for maintenance and modernization of the existing infrastructure.
- **Marginal soil combined with sea level rise:** This should indicate that the Town should consider expansion of the public sewer; specifically to those areas that are adjacent to marshes or creeks and those on the beach front.
- **Drainage problems:** Drainage problems exist and are increasingly problematic in low lying areas. The Town needs to identify the most problematic areas and find solutions to move stormwater to the appropriate outfalls.
- **The maintenance of electric lines:** It would be desirable from reliability and aesthetic standpoints to have all electric lines transferred to an underground distribution system.
- **Enhance broadband internet service:** To improve communication capabilities and “work from home” scenarios.

### Capital Improvement Planning and Project Prioritization

Two specific elements of the Town of Edisto Beach Comprehensive Plan include recommendations that can only be implemented through capital expenditures—the Community Facilities and Transportation Elements. While these elements identify program priorities, specific project recommendations are identified through special studies, such as the recent Recreation Master Plan and the Sewer System Capital Improvement Program, and as part of the annual budgeting process. The process for prioritizing projects is based on short- and long-term Town Council goals, consistent with the vision and mission of the Town, urgency of need, and experienced-based judgment of the Town’s chief executive, departmental leaders, and Town Council.



The Town has developed its “Annual Budget 2021-2022”<sup>13</sup> specifying the short- and long-term goals (project prioritization over the next 10 years). The Annual Budget adopted by the Town Council determines project priorities.

**Short-Term Goals**

- **Beach Nourishment:** The Town is allocating prior year tourism funds to the beach preservation account.
- **Bike Path Improvements:** The Town applied for grant funding from the SC Land and Water Conservation Fund (LWCF) and was awarded the funds for needed improvements to the Vine Street Bike Path. Discussions are underway with SCDOT on the Jungle Road Bike Path. The Town was awarded a grant to install a Town-wide trail head which includes a map kiosk, bathrooms, and a bike repair station located at Jungle Road Park.
- **Arc/Billow Drainage:** The project is under construction.
- **Ditch Maintenance Schedule:** The Town has refined and implemented a drainage maintenance schedule.
- **Public Works Personnel:** The Town is addressing the need for additional public works personnel by placing the burden of specific operation issues on contractors.
- **Sewer Upgrades:** Permitting and engineering has been authorized and staff are seeking additional grant funding for construction. Construction has begun.

**Long Range Goals**

- **Public Safety Services:** The Town continues to experience a rise in the demand for public safety services due to, in large part, the enhanced desirability of the Town as a day-tourism destination. However, these day tourists do not pay for the services they require and utilize such as waste services, restroom facilities, and emergency services.
- **Beach Nourishment:** The Town Council continues to pursue a partnership with the U.S. Army Corps of Engineers (USACE) that would ensure 100% future federal funding for beach nourishment projects to repair storm damages and a 50% federal-50% local match on all periodic nourishments.
- **Drainage:** The Public Works Department continues to refine maintenance programs for stormwater, lagoon management, unpaved road clearing and filling, and bike path maintenance.
- **Sea Level Rise:** The Town remains vigilant about the impacts of sea level rise, which causes inland and bay flooding. Discussions have occurred regarding necessary modifications to ordinances (lot fill, seawalls, elevation of structures, etc.) to address this issue.
- **Town Hall /Emergency Operations Complex:** Town Hall office space and parking are inadequate and lacks an emergency operations center. A Phase I conceptual design was presented to the Colleton County Capital Sales Tax Commission for (funding) consideration and was approved by referendum.
- **Recreation Master Plan:** The Recreation Master Plan was completed in 2020 and adopted by the Town Council in June 2021. Recommendations are being considered for implementation.

Within the goals indicated above, projects will be prioritized, and budgets will be approved based on the most urgent needs, especially those related to public emergencies and hazards or that otherwise affect health and safety. Overall, the Town Council is committed to maintaining the level of services expected by residents, businesses, and visitors.

<sup>13</sup> Town of Edisto Beach Annual Budget 2021-2022, June 10, 2021



## 10-Year Capital Needs Assessment

A ten-year projection of capital improvements is based on the Town’s short- and long-term goals and priority capital needs (Table 31). This projection does not include projects required in response to unforeseen natural disasters and other emergencies. Vehicle/equipment replacement funds are in a separate funding schedule and are not included here.

Table 31: 10-Year Capital Needs Assessment

Department	Description/Discussion
<b>General Government</b>	<ul style="list-style-type: none"> <li>Expansion of Town Hall and Emergency Operations Center building and parking</li> <li>Maintenance of Civic Center</li> </ul>
<b>Police, Fire and Emergency Services</b>	<ul style="list-style-type: none"> <li>Annual assessment of personnel needs based on regional growth.</li> </ul>
<b>Public Works and Utilities: Water and Sewer</b>	<ul style="list-style-type: none"> <li>Projects Water and Sewer Capital Improvement Plan:                             <ul style="list-style-type: none"> <li>In 2020, construction of a reverse osmosis water treatment plant was completed, with additional water supply and storage to address water quality and supply issues. An equipment repair and replacement schedule identify project needs.</li> <li>In May 2021, engineering recommendations to address overcapacity at Lift Stations A and B were approved by Town Council. This included replacement of pumps. The estimated cost was \$1.7 million.</li> </ul> </li> </ul>
<b>Public Works and Utilities: Stormwater Management</b>	<ul style="list-style-type: none"> <li>Davis and Floyd recommendations regarding flooding:                             <ul style="list-style-type: none"> <li>Install new pipes that are of a uniform size.</li> <li>Work on the lagoon systems with larger drainage areas.</li> <li>Work on Arc and Billow Streets that are low-lying.</li> <li>Work on grading improvements.</li> <li>Install piping on some ditches.</li> </ul> </li> <li>Development and implementation of a drainage maintenance schedule to address these recommendations and other maintenance programs for stormwater, lagoon management, unpaved road clearing and filling and bike path maintenance.</li> <li>Construction of Arc and Billow Street drainage project (construction is set to begin soon).</li> <li>Apply for grants to study interior lagoon systems.</li> </ul>
<b>Beach Management</b>	<ul style="list-style-type: none"> <li>Hurricane and Storm Damage and Reduction Project<sup>14</sup>—In 2001, the Town Council worked on a stable funding source for beach nourishment with the USACE, leading to the development of this project. This project received Congressional approval in 2014, however, it did not receive obligated funds (\$22.2 M) until 2018. The cost share is 65% federal, 35% local for the initial construction and 50%/50% on subsequent nourishments. The cost share for storm damage is 100% federal, rather than the typical 75% federal and 25% local.</li> <li>Increasing the height of some groins that are partially submerged during high tides.</li> </ul>
<b>Parks and Recreation</b>	<ul style="list-style-type: none"> <li>Implementation of the 2021 Recreation Master Plan approved by the Town Council. Recommendations include short- and long-term projects and estimated costs, and a phased approach to implementation. The plan addresses parks and park operations, beach access points, wayfinding, and shared multimodal networks. Short-term recommendations on which the Town Council has acted include:                             <ul style="list-style-type: none"> <li>Repair 3.65 miles of bike paths across the Town (\$578,000).</li> <li>Other recommended phased improvements will be considered in the future.</li> </ul> </li> </ul>
<b>Roads, Paths, and Sidewalks</b>	<ul style="list-style-type: none"> <li>Implementation of the 2021 Recreation Master Plan recommendations for roads and beach access points in relation to all forms of transportation--vehicular, pedestrian, bike, and golf cart.</li> <li>Pedestrian crossing safety.</li> <li>Maintenance of non-paved roads and beach access areas.</li> </ul>

<sup>14</sup> Town of Edisto Beach Annual Budget 2021-2022, June 10, 2021



## Federal, State, and Local Sources for Capital Improvements

In order to maintain the level of services expected, to deal with disaster-related need, and to address emerging capital needs; the Town of Edisto Beach relies heavily on local property taxes with its annual budget (Table 32 and 33).

### Annually Recurring Revenue

Table 32: Lists of Annually Recurring Revenue

Sources	Description/Discussion	Restricted?	Available for Capital Priorities?
<b>Property/Personal Taxes</b>	Taxes levied on real, personal and vehicle property which are annually appropriated and used primarily for day-to-day expenses, such as administration and operation.	N	Y
<b>Business Licenses, Fees, and Permits</b>	Annual license taxes which are paid by person engaged or intending to engage in any business in whole or in part within the Town.	N	Y
<b>Alcohol Permits</b>	Specific revenue sources that are restricted or committed for specified purposes other than debt service or capital projects. This fund is restricted to tourism activities.	Y	Y
<b>Water</b>	The water system operations are financed in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user fees.	Y	Y
<b>Sewer</b>	The sewer system operations are financed in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user fees. This accounts for activities related to the sewer system.	Y	Y
<b>Local Accommodations Tax</b>	This tax is a specific revenue source that is restricted to tourism activities-- a uniform fee is imposed on the gross proceeds derived from the rental for any rooms (excluding meeting rooms), campground spaces, recreational vehicle spaces, lodgings, or sleeping accommodations furnished to transients by any hotel, inn, condominium, motel, "bed and breakfast," residences or any other place in which rooms, lodging or sleeping accommodations are furnished to transients for a consideration with the Town.	Y	Y
<b>State Accommodations Tax</b>	This tax is a specific revenue source that is restricted or committed for specified purposes other than debt service or capital projects. This fund is restricted to tourism activities.	Y	Y
<b>Local Hospitality Fee</b>	This tax is a specific revenue source that is restricted to tourism activities—a uniform fee is imposed on the gross proceeds derived from the sale of prepared meals and beverages in establishments and at establishments which maintain a license for on-premises consumption of alcoholic beverages in the Town.	Y	Y
<b>Garbage User Fees and Can</b>	The fees are collected semiannually from every owner of any dwelling, house, building, or other structure designed or used, either wholly or in part, for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant.	Y	N
<b>Franchise Fees and Lease Agreements</b>	Franchise fees refer to the rental costs paid by utilities that use the Town’s rights-of-way or other town property to transmit their services. Lease agreements account for revenues received from lease agreements. The Town has one lease agreement with Alltel.	Y	N
<b>Colleton and Charleston County Aid</b>	-	N	Y
<b>State Aid</b>	-	N	Y
<b>Other And Miscellaneous Fees, Payments, and Income</b>	-	Y	N

Source: Town of Edisto Beach



**Other Non-Recurring Revenue**

Table 33: Lists of Non-Recurring Revenue

Sources	Description/Discussion
<b>General Obligation Bonds</b>	General Obligation Bonds (G.O. Bonds) are a primary means of funding for Capital Improvement Projects, which are guaranteed by the Town of Edisto Beach’s projected future property tax revenue streams. Under current allowances, the State of South Carolina allows local governments to borrow 8% of the assessed value of taxable property. To issue bonds in excess of the 8% maximum would require a referendum. The Town of Edisto has G.O. Bonds approved through a referendum (Revenue Refunding and Improvement Bonds). In its annual budget, the Town funds a Debt Service Reserve Fund. The latest series matures in 2042. <sup>15</sup>
<b>Local Revenue Bonds</b>	Revenue debt must be payable solely from a revenue-producing project or from a special source, which source does not involve revenues from any tax or license. The Town issued \$7,255,000 combined water and sewer system revenue bonds in 2017 for the Water Improvement Project. The final maturity term is 2047.
<b>SC DOT C-Funds</b>	The "C" Fund program <sup>16</sup> operates as a partnership between South Carolina’s counties and the SCDOT. <sup>17</sup> It provides funding from a part of state gasoline tax revenue for the improvement of state, county, and city roads as well as other local transportation projects. The Colleton County Transportation Committee selects and approves projects funded with “C” Funds.
<b>Federal and State Grants</b>	Land and Water Conservation Fund (LWCF), <sup>18</sup> SC Municipal Insurance Trust (SCMIT), <sup>19</sup> SC Municipal Insurance and Risk Financing Fund (SCMIRF), <sup>20</sup> and FY 2021 US American Rescue Plan Act funding <sup>21</sup>

Source: Town of Edisto Beach

**Potential Funding Sources**

The Town of Edisto Beach seeks cost reductions to minimize the number of tax and fee adjustments required to maintain the current level of services and address capital investment needs. In addition, the Town has searched for potential revenue sources to help supplement the existing taxes and fees, for example:<sup>22</sup>

- The Town partners with Ocean Ridge Property Owners’ Association to partially fund a police officer position.
- The Town became the property manager of the Civic Center for Colleton County in 2016. Colleton County provides financial support to maintain the building and grounds.

The Town continues to pursue state and federal grant opportunities and alternative funding sources to supplement property and other existing taxes and fees (Table 34).<sup>23</sup>

<sup>15</sup> Town of Edisto Beach Annual Budget 2021-2022, June 10, 2021

<sup>16</sup> [“C” Program: Improving Roads in Your County](#)

<sup>17</sup> [Your Complete Resource for South Carolina’s Transportation System](#)

<sup>18</sup> [The Land and Water Conservation Fund Coalition](#)

<sup>19</sup> [SC Municipal Insurance Trust](#)

<sup>20</sup> [SC Municipal Insurance and Risk Financing Fund](#)

<sup>21</sup> [Fiscal Year 2021 American Rescue Plan Act Supplemental Public Transportation Apportionments and Allocations](#)

<sup>22</sup> Town of Edisto Beach Annual Budget 2021-2022, June 10, 2021

<sup>23</sup> [Town of Edisto Beach Recreation Master Plan 2021](#)



Table 34: Lists of Potential Revenue Sources

Sources	Description/Discussion
<b>South Carolina Emergency Management Division (SCEMD)</b>	<ul style="list-style-type: none"> <li>Hazard Mitigation Grant Program (HMGP)--providing grants to state and local governments, Indian tribes or other tribal organizations, and certain private non-profits to implement long-term hazard mitigation measures after Presidential disaster declaration.</li> </ul>
<b>South Carolina Department of Parks, Recreation and Tourism (SCPRT)</b>	<ul style="list-style-type: none"> <li>Undiscovered SC Grant Program—assisting communities with the development of publicly owned tourism products and attractions that will encourage visitation to South Carolina.<sup>24</sup></li> <li>Park and Recreation Development Fund (PARDF)—a noncompetitive, reimbursable grant program which assists in the development of new public recreation facilities or with the enhancement/renovation of existing facilities.<sup>25</sup></li> <li>Tourism Advertising Grant Program— competitive, matching funds for direct tourism advertising expenditures for three categories: festivals and events, attractions, and destinations.<sup>26</sup></li> <li>Land and Water Conservation Fund—a matching fund that helps state agencies and local governments acquire or develop outdoor recreation areas and facilities.<sup>27</sup></li> </ul>
<b>South Carolina Department of Transportation (SCDOT)/USDOT</b>	<ul style="list-style-type: none"> <li>SC Transportation Alternatives Program (TAP)— smaller-scale transportation projects such as pedestrian and bicycle facilities, community improvements such as historic preservation and vegetation management, environmental mitigation related to stormwater and habitat connectivity, and recreational trails.<sup>28</sup></li> </ul>
<b>South Carolina Office of Resilience (SCOR)<sup>29</sup></b>	<ul style="list-style-type: none"> <li>Funds Match—providing the non-federal/local cost share for an approved federally funded mitigation project.</li> <li>CDBG-MIT—designed for public infrastructure projects to reduce future flood risks. These projects can range from storm sewer installations and upgrades to retention ponds, waterway, and wetland restoration. Nature-based solutions are encouraged.</li> <li>Plans and Studies--assisting communities in developing plans and studies to identify potential flood reduction projects.</li> </ul>
<b>South Carolina Rural Infrastructure Authority (RIA)</b>	<ul style="list-style-type: none"> <li>RIA Grants—available in two types: (1) Basic Infrastructure—assisting communities in bringing systems into compliance with environmental quality standards, protect public health from environmental concerns or improve the capacity and sustainability of existing infrastructure and (2) Economic Infrastructure--building local infrastructure capacity to support economic development activities that will lead to the creation or retention of jobs and boost opportunities for economic impact within communities.<sup>30</sup></li> <li>State Revolving Fund (SRF)—providing low-interest rate loans for building or repair to wastewater and drinking water plants or distribution systems and stormwater quality improvement projects.<sup>31</sup></li> <li>South Carolina Infrastructure Investment Program (SCIIP)—a major one-time initiative to improve water, wastewater and stormwater systems throughout the state using federal funds allocated by the American Rescue Plan Act (ARPA). SCIIP offers a unique opportunity to make long-term capital improvements that will strengthen critical services to residents and businesses across the state, create more resilient communities and build the capacity to support future opportunities for growth and economic development.<sup>32</sup></li> </ul>

<sup>24</sup> [Undiscovered SC Grant Program](#)

<sup>25</sup> [Park and Recreation Development Fund](#)

<sup>26</sup> [Tourism Advertising Grant Program](#)

<sup>27</sup> [Land and Water Conservation Fund](#)

<sup>28</sup> [SC Transportation Alternative Program](#)

<sup>29</sup> [SCOR Programs](#)

<sup>30</sup> [State Grants](#)

<sup>31</sup> [State Revolving Fund](#)

<sup>32</sup> [South Carolina Infrastructure Investment Program](#)



Sources	Description/Discussion
<b>Federal Emergency Management Agency (FEMA)</b>	<ul style="list-style-type: none"> <li>Building Resilient Infrastructure and Communities (BRIC)—providing proactive investment in resilience for communities are better prepared and remain resilient prior to a hurricane, flood or wildfire. BRIC provides funds annually for hazard mitigation planning and projects to reduce risk of damage before a disaster.</li> </ul>
<b>National Oceanic and Atmospheric Administration (NOAA)</b>	<ul style="list-style-type: none"> <li>Office for Coastal Management’s Infrastructure Funding—providing funding through different programs to help coastal communities in coastal protection and restoration that will increase community resilience to climate change and extreme weather events.<sup>33</sup></li> </ul>
<b>United States Department of Transportation (USDOT)</b>	<ul style="list-style-type: none"> <li>Recreational Trails Program (RTP)—under the Federal Highway Administration (FHWA), projects should focus in developing and maintaining recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses.<sup>34</sup></li> </ul>
<b>United States Environmental Protection Agency (USEPA)</b>	<ul style="list-style-type: none"> <li>Sewer Overflow and Stormwater Reuse Municipal Grant Program—supporting critical stormwater infrastructure projects in communities including combined sewer overflows (CSO) and sanitary sewer overflows (SSO).<sup>35</sup></li> </ul>
<b>United States Fish and Wildlife Service (USFWS)</b>	<ul style="list-style-type: none"> <li>Five Star Wetland and Urban Waters Restoration Grants—public/private initiatives. Projects should increase access to nature, reduce environmental hazards, and engage local communities, especially underserved groups.<sup>36</sup></li> </ul>

### Coordination and Partnership

The South Carolina Priority Investment Act is very specific regarding coordination of the priority investment planning process and provision of capital improvements with other relevant agencies and jurisdictions. As a result, the Town of Edisto Beach coordinates priority investments with Charleston and Colleton Counties, utility providers (present and potential), the South Carolina Department of Transportation; and other state, regional, and local agencies (Table 35).<sup>37</sup> The coordination process is both formal and informal and includes the facilitation of on-going dialogue with the various agencies and organizations in order to maintain and improve the quality of life, sustainability and positive growth for Edisto Beach and its adjacent jurisdictions.

In addition, the Town provides written notification to all agencies, jurisdictions, school districts, transportation agencies, and other relevant entities about all development proposals affecting their service or jurisdictional area. The Town works with them to ensure that the needs of present and future residents and businesses are met. In turn, the Town actively seeks the same cooperation from those organizations and agencies.

<sup>33</sup> [The Bipartisan Infrastructure Law](#)

<sup>34</sup> [Recreational Trails Program](#)

<sup>35</sup> [Sewer Overflow and Stormwater Reuse Municipal Grants Program](#)

<sup>36</sup> [Five Star and Urban Waters Restoration Grant Program](#)

<sup>37</sup> Town of Edisto Beach and Town of Edisto Beach Recreation Master Plan 2021



Table 35: Coordination and Partnership

Agency	Description/Discussion
<b>Colleton County</b>	The Colleton County Transportation Committee is responsible for allocating SCDOT “C funds.” The Colleton County Capital Sales Tax Commission will decide projects for a new sales tax referendum.
<b>Charleston County</b>	Charleston County provides funding for litter removal on the state highway (SC 174).
<b>Lowcountry Council of Governments (LCOG)</b>	LCOG supports the goals, objectives, and policies of the South Carolina Multimodal Transportation Plan, emphasizing the development of transit and alternative modes of travel including transit as well as bicycle and pedestrian systems.
<b>South Carolina Department of Health and Environmental Control (SCDHEC)</b>	SCDHEC promotes and protects environmental resources and eliminates health disparities in our state. SCDHEC also provides tools and resources that are useful to communities and partners.
<b>South Carolina Department of Natural Resources (SCDNR)</b>	SCDNR supports the management of the state’s natural resources, including outdoor recreation activities. SCDNR also often acts as a facilitator for public/private partnerships.
<b>South Carolina Department of Parks, Recreation and Tourism (SCPRT)</b>	Maintaining the Town’s established partnership with the State Park system, especially Edisto Beach State Park, will continue to be important as the Town upgrades and diversifies its recreational assets.
<b>South Carolina Department of Transportation (SCDOT)</b>	Major transportation corridors in and leading to the Town are owned and maintained by the SCDOT. Any improvements, maintenance or changes must be approved and implemented by SCDOT. SCDOT is also responsible for the Transportation Alternatives Program (TAP).
<b>South Carolina Office of Resilience (SCOR)</b>	SCOR helps lessen the impact of disasters on the communities and citizens of South Carolina by planning and coordinating statewide resilience, long term recovery and hazard mitigation.
<b>South Carolina Emergency Management Division (SCEMD)</b>	SCEMD leads the state emergency management program by supporting local authorities to minimize the loss of life and property from all-hazard events
<b>South Carolina Department of Health and Environmental Control (SCDHEC) Office of Ocean and Coastal Resources Management (OCRM)</b>	DHEC’s Office of Ocean and Coastal Resource Management (OCRM) protects and enhances the state’s coastal resources by preserving sensitive and fragile areas while promoting responsible development in the eight coastal counties of South Carolina. The OCRM division permits all beachfront development within its jurisdictional limits.
<b>ACE Basin Task Force</b>	The Task Force is comprised of private landowners, federal and state agencies, private corporations, and nonprofits including the SCDNR, the U.S. Fish and Wildlife Service, and the Lowcountry Open Land Trust. The group’s mission is to preserve the ACE Basin’s ecological and cultural heritage which includes farming and recreational fishing and hunting.
<b>Coastal Conservation League</b>	This organization seeks to support sustainable economic development. The League is a key partner because of their work related to educating policymakers, communities, and industry on the science and economics of clean air and water policies; and supporting bicycle and pedestrian facilities that support active communities and improve quality of life.
<b>Friends of the Edisto (FRED)/Edisto Riverkeeper</b>	FRED and the Edisto Riverkeeper work together to protect the Edisto River system through advocacy, stewardship, education, and outreach. Both are likely partners for educational and volunteer programs related to the river. FRED’s mission to combine conservation with sustainable economic development makes them a prime partner for projects that access the Edisto River and contribute to economic growth, such as eco-tourism.
<b>SC Sea Grant Consortium</b>	The Consortium distributes grants and is a source for information and research related to sustainable economic uses of coastal and marine resources. The Town has worked on a sea level rise study with the SC Sea Grant Consortium.
<b>South Carolina Beach Advocates</b>	A nonprofit organization formed in 2015 to educate the public, governmental authorities, and elected officials as to the environmental, economic, and societal impact of South Carolina’s beaches and inlets.
<b>Army Corps of Engineers</b>	Programs include water resource development activities including navigation safety, hurricane and storm risk management, ecosystem restoration, beach nourishment, environmental conservation, hydropower, and recreation.



## SUMMARY

The preceding analysis indicates that:

- The Town of Edisto Beach has undertaken dedicated actions to ensure that adequate public facilities and services are provided to the community.
- The Town’s capital improvements are continuously monitored and evaluated on an annual basis to ensure that required fiscal resources will be available to provide the public facilities and services that the community needs, today and in the future.
- Many capital improvements have been accomplished through coordination with multiple public and private entities.



# APPENDICES

Community survey and results, and  
community workshop and comments



APPENDIX I: COMMUNITY SURVEY

Survey Flyer



**COMMUNITY SURVEY**



[Scan the code]

**We need your input!**

The Town of Edisto Beach is updating the Comprehensive Plan, a blueprint for the Town's future vision for the next 10 years. Please take a few minutes and complete the community survey.

**Open until March 15, 2022**



Survey Questions

TOWN OF EDISTO BEACH COMPREHENSIVE PLAN 2022  
COMMUNITY SURVEY

The Town of Edisto Beach is updating the Comprehensive Plan and we need your input! A comprehensive plan is a blueprint for the Town’s future vision for the next ten years.

Please take a few minutes and complete the Community Survey below by **March 15, 2022**. Your responses will be kept anonymous. If you have any questions, please contact Maleena Parkey, PhD, Principal Planner, Lowcountry Council of Governments at [mparkey@lowcountrycog.org](mailto:mparkey@lowcountrycog.org).

Please indicate your selection or provide a brief response to the questions below.

1. What is your age?
 

<input type="checkbox"/> Under 18	<input type="checkbox"/> 55-64
<input type="checkbox"/> 18-24	<input type="checkbox"/> 65 or older
<input type="checkbox"/> 25-34	<input type="checkbox"/> Prefer not to answer
<input type="checkbox"/> 45-54	
  
2. What is your race or ethnicity?
 

<input type="checkbox"/> Black or African American	<input type="checkbox"/> Hispanic or Latino (of any race)
<input type="checkbox"/> White	<input type="checkbox"/> Prefer not to answer
<input type="checkbox"/> Some other race	
  
3. Which statement best represents you?
  - I am a full-time, property owning, resident of Edisto Beach.
  - I am a full-time, long-term renter, resident of Edisto Beach.
  - I am a seasonal resident of Edisto Beach.
  - I am a resident of Edisto Island.
  - I own property in Edisto Beach.
  - I own a business in Edisto Beach.
  - I am employed in a business in Edisto Beach.
  - I am a first-time visitor.
  - I visit Edisto Beach and make use of beach amenities and/or other water-dependent (e.g., fishing, boating, kayaking) and non-water dependent recreational opportunities (e.g., golf, tennis, biking), dining and shopping.
  - I have stayed in a short-term rental and would do so again.
  - If you consider yourself a stakeholder in the Edisto Beach Comprehensive Plan update process not listed here, please describe your situation or interest.....
  
4. Which **three** of the following words best describe what you think about Edisto Beach today?
 

<input type="checkbox"/> Tourism	<input type="checkbox"/> Beautiful
<input type="checkbox"/> Home	<input type="checkbox"/> Friendly
<input type="checkbox"/> Traffic	<input type="checkbox"/> Flooding
<input type="checkbox"/> Crowded	<input type="checkbox"/> Safe
<input type="checkbox"/> Expensive	<input type="checkbox"/> Pet friendly
<input type="checkbox"/> Family atmosphere	<input type="checkbox"/> Other (Please specify) .....
<input type="checkbox"/> Natural	.....



5. What are the **three** assets Edisto Beach should protect and enhance?

- Beach and ocean
- Low density residential housing and businesses appropriately scaled in size and height for a small, traditional beach community
- Public amenities, including parks and open space, recreation facilities (tennis court) and the civic center
- Local businesses and services (restaurants, retails, etc.)
- Cultural/historical resources
- Natural resources and habitat
- Public parking
- Other (Please specify) .....

6. How important do you think each item is for Edisto Beach?

	Not at all Important	Not Important	Neutral	Important	Very Important
Housing	<input type="checkbox"/>				
Local businesses/restaurants	<input type="checkbox"/>				
Educational opportunities	<input type="checkbox"/>				
Appearance of the community	<input type="checkbox"/>				
Community or cultural activities	<input type="checkbox"/>				
Natural resources preservation	<input type="checkbox"/>				
Parks and recreation	<input type="checkbox"/>				
Police service	<input type="checkbox"/>				
Fire/EMS service	<input type="checkbox"/>				
Transportation mobility	<input type="checkbox"/>				
Sidewalks and bicycle lanes	<input type="checkbox"/>				
Traffic safety	<input type="checkbox"/>				
Water	<input type="checkbox"/>				
Sewer	<input type="checkbox"/>				
Garbage collection and convenience station/recycling	<input type="checkbox"/>				

7. What are the **three** housing-related issues that you feel are important for Edisto Beach?

- Limited supply of houses
- Assisted living for older residents
- Lack of long-term rental housing
- Neglected buildings/houses
- Affordable housing
- Other (Please specify) .....

8. What are the **three** transportation mobility improvements that would most benefit Edisto Beach?

- Road surface improvement
- Road safety improvement
- Sidewalks/bicycle lanes improvement
- Pedestrian safety improvement
- Shuttle service
- Parking
- Other (Please specify) .....



9. What are the **three** environmental concerns in Edisto Beach?

- Beach Erosion
- Natural area and habitat degradation
- Green space preservation/enhancement
- Water quality and quantity protection
- Sea level rise
- Flooding
- Noise
- Litter
- Other (Please specify) .....

10. What are the **three** infrastructure improvements you would like to see in Edisto Beach?

- Sewer improvements
- Drainage improvements
- Beach access
- Dog Park
- Other (Please specify) .....

11. What are the **three** most enjoyed or favorite public events?

- |  |   |
|--|---|
| <input type="checkbox"/> Shag Fest                         | <input type="checkbox"/> Holiday Market                           |
| <input type="checkbox"/> Movies in the Park                | <input type="checkbox"/> King's Daughter Bazar (May Day Festival) |
| <input type="checkbox"/> Fishing Tournaments               | <input type="checkbox"/> Fall Festival                            |
| <input type="checkbox"/> Governor's Cup                    | <input type="checkbox"/> 5K walk/Run                              |
| <input type="checkbox"/> Golf                              | <input type="checkbox"/> Triathlon                                |
| <input type="checkbox"/> Wednesday Market                  | <input type="checkbox"/> Arts in the Park Concert Series          |
| <input type="checkbox"/> Cooking on the Creek BBQ Festival | <input type="checkbox"/> Annual Edisto and Beyond Tour            |
| <input type="checkbox"/> Trick or Treat at the Creek       | <input type="checkbox"/> Other (Please specify) .....             |
| <input type="checkbox"/> Lions Club Bingo                  |   |

12. From the list of service businesses below, what would add to the quality of life for residents in Edisto Beach?

- Retail stores and shops
- Restaurants
- Grocery stores
- Fitness center
- Auto mechanic
- Laundry/drycleaners
- Other (Please specify) .....

13. From the list of healthcare services below, what would add to the quality of life for residents in Edisto Beach?

- Doctors
- Pharmacy/drug stores
- Urgent care/clinics
- Home health assistance/nurse
- Other (Please specify) .....

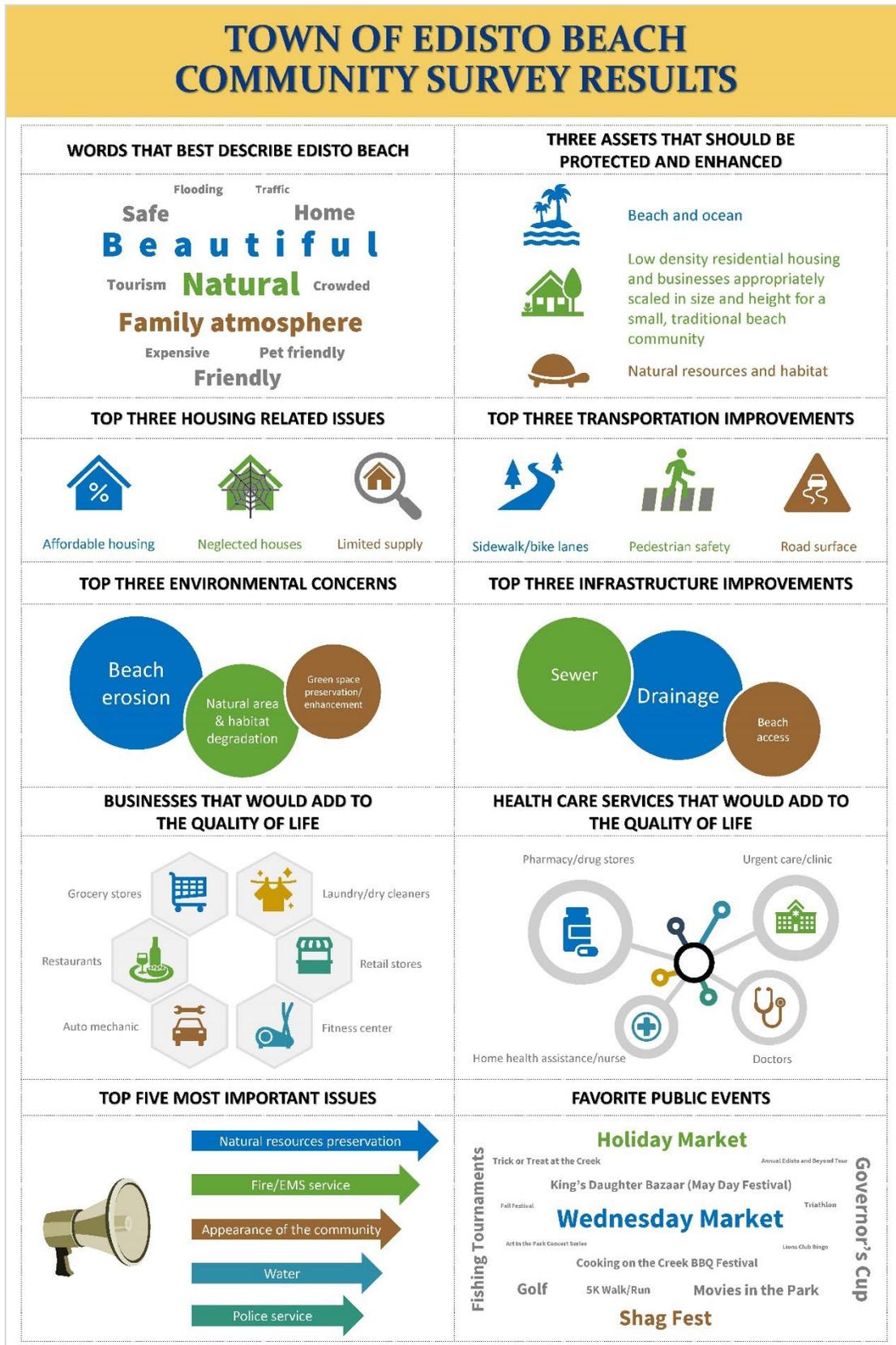
14. What is the preferred way to receive information about Edisto Beach?

- Print
- Email
- Website [www.townofedistobeach.com](http://www.townofedistobeach.com)
- Other (Please specify) .....





Survey Results





# COMPREHENSIVE PLAN 2022

Community Survey Results  
March 2022

Prepared for  
Town of Edisto Beach, South Carolina

Prepared by  
Lowcountry Council of Governments



## INTRODUCTION

The community survey is part of the Town of Edisto Beach's 2022 Comprehensive Plan update. The survey provides residents, visitors, and business owners the opportunity to express their desires and needs which are critical in development decisions, regulations, and policies.

The survey focuses on ten aspects of Edisto Beach:

- Assets
- Housing
- Transportation
- Natural Environment
- Infrastructure
- Culture
- Economy
- Health and Wellness
- Communication
- Vision

The survey was distributed through:

- Survey Monkey, a web-based survey, via Town's website and email distribution list; and LCOG website, newsletter, and social media accounts.
- Paper copies of the survey available in various communication avenues.
- Survey flyer distributed across the Town

The community survey was open continuously for over a month (February 10 – March 15). Overall, there were **781 responses** with a wealth of insightful feedback. The next two sections present:

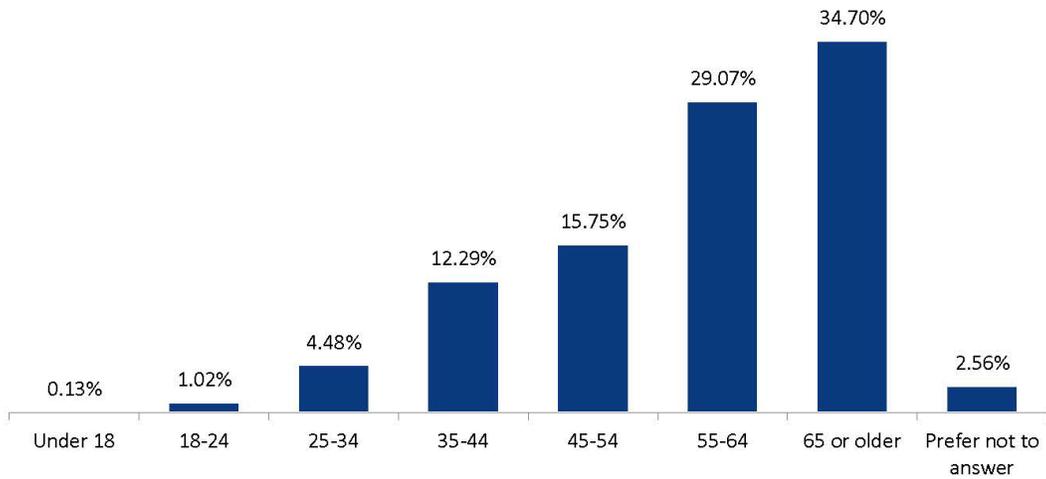
- Complete survey responses—presenting respondents' answers to each question on the survey. For open-ended questions and questions that include "other," the answers are grouped into categories. Also, the number of respondents and percentage of responses in each question are included.
- Verbatim responses—presenting responses written by survey respondents in verbatim form for open-ended questions and questions that include "other." These include responses with typographical and grammatical errors, misspellings, and so on.



**COMPLETE SURVEY RESPONSES**

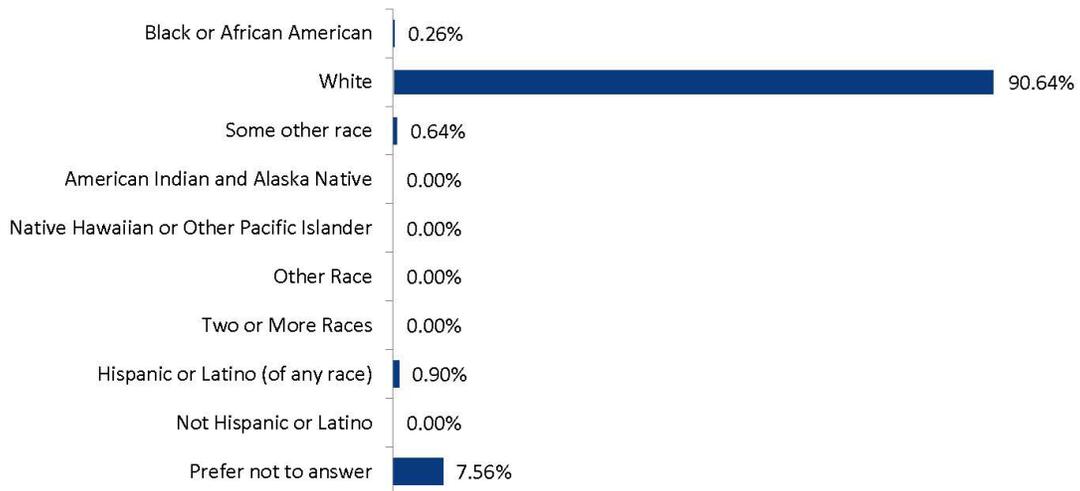
**Question 1: What is your age?**

**Number of Respondents: 781**

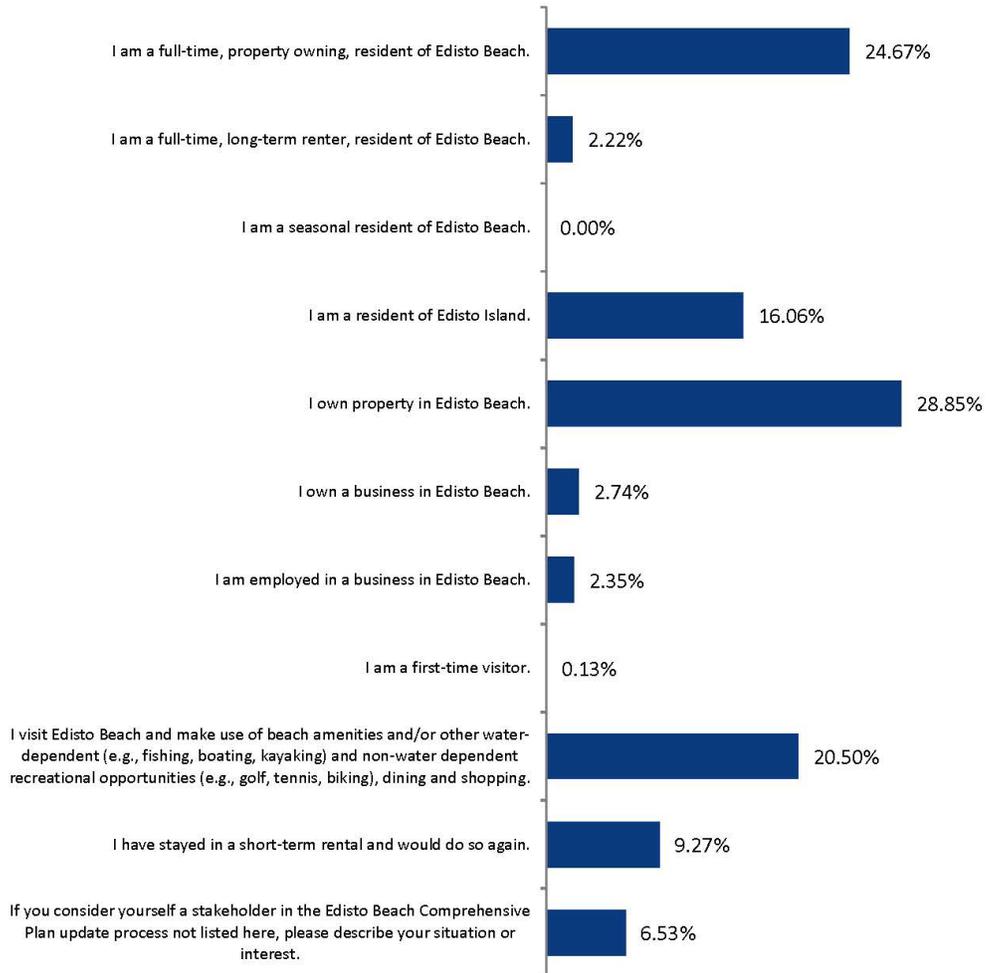


**Question 2: What is your race or ethnicity?**

**Number of Respondents: 780**



**Question 3: Which statement best represents you?**  
**Number of Respondents: 766**



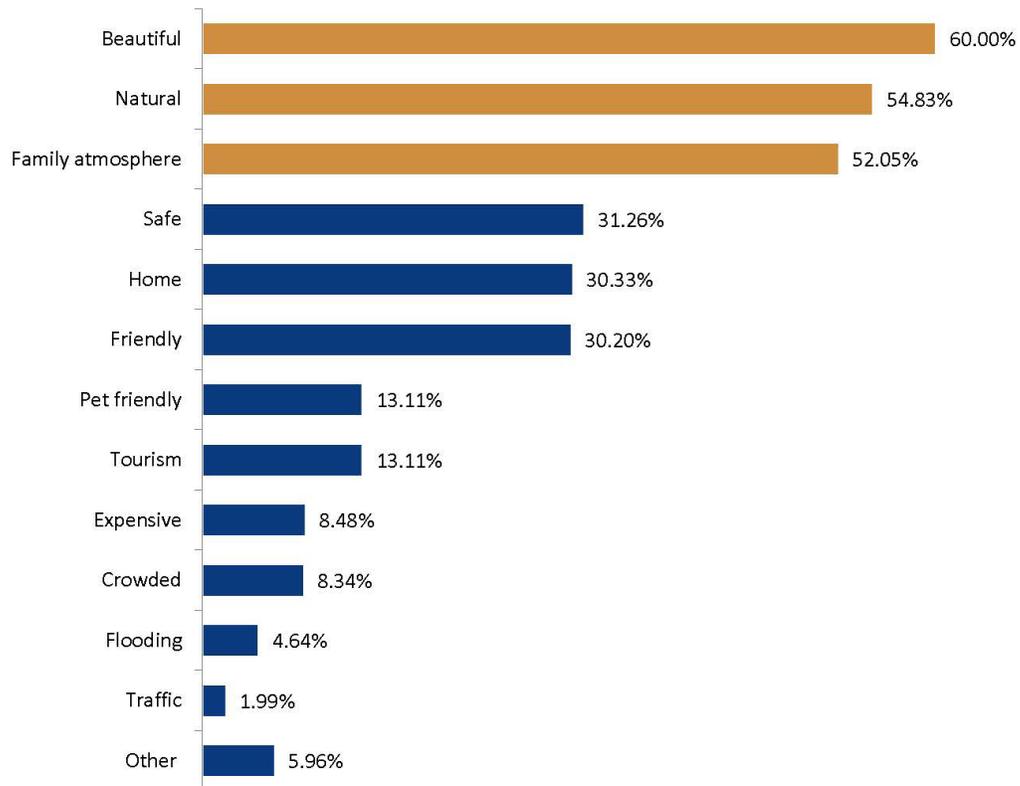
With the statement “If you consider yourself a stakeholder in the Edisto Beach Comprehensive Plan update process not listed here, please describe your situation or interest,” there are 50 people responding to this statement. Their responses can be categorized into six groups:

- Property owner on Edisto Island
- Part-ownership of property on Edisto Beach
- Family owning property on Edisto Beach
- Former property owner on Edisto beach
- Business owner on Edisto Island



**Question 4: Which three of the following words best describe what you think about Edisto Beach today?**

**Number of Respondents: 755**

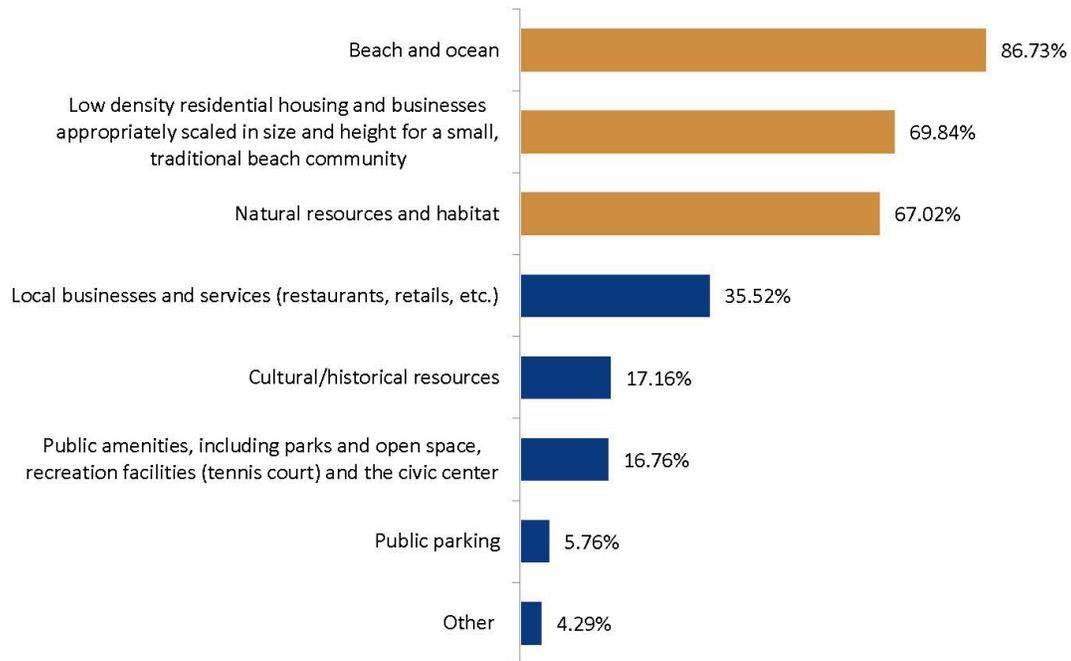


There are 41 people who answered “Other” to this question. The words they think about Edisto Beach can be categorized into eight words:

- Quiet/slow
- Rapid change/growth
- Government/leadership
- Unruly/disrespectful tourists
- Environment
- Restaurants
- Vacation
- Unique



**Question 5: What are the three assets Edisto Beach should protect and enhance?  
Number of Respondents: 746**



There are 32 people who answered “Other” to this question. Other assets that Edisto Beach should protect and enhance can be grouped into six categories:

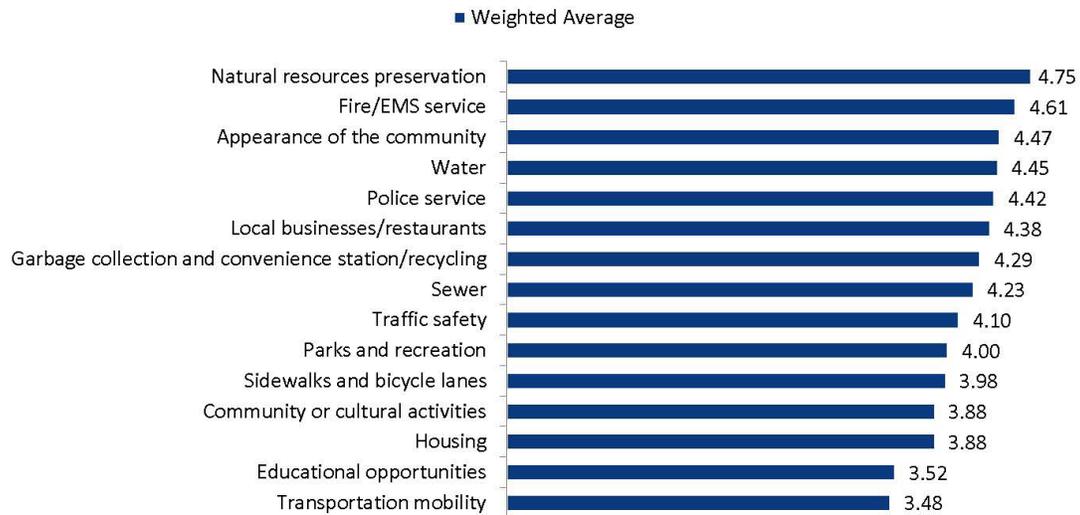
- Traditional beach town (appearance, atmosphere, etc.)
- Affordable housing options
- Water and sewer infrastructure
- Public safety services
- Medical/dental services
- Local business, particularly ethnic restaurants



**Question 6: How important do you think each item is for Edisto Beach?**

**Number of Respondents: 727**

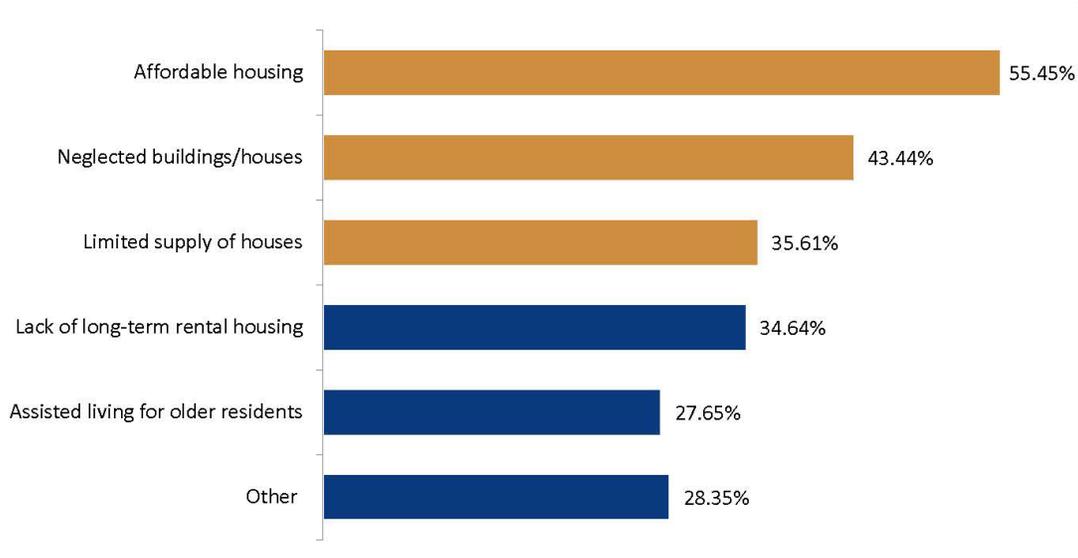
The respondents were given an opportunity to rate the given items, using a scale of 1 to 5, with 1 indicating “Not at all important” and 5 indicating “Very important.” The weighted mean values were ascertained to measure the respondents’ views on each item.



Items	Not at all important	Not important	Neutral	Important	Very important	Weighted Average
Natural resources preservation	0.28%	0.14%	2.20%	19.39%	77.99%	4.75
Fire/EMS service	0.28%	0.41%	3.99%	29.16%	66.16%	4.61
Appearance of the community	0.55%	0.41%	4.54%	40.30%	54.20%	4.47
Water	0.55%	0.28%	9.90%	32.60%	56.67%	4.45
Police service	0.69%	1.10%	7.57%	36.59%	54.06%	4.42
Local businesses/restaurants	0.55%	1.51%	6.33%	42.50%	49.11%	4.38
Garbage collection and convenience station/recycling	0.55%	0.69%	11.69%	43.47%	43.60%	4.29
Sewer	1.65%	2.06%	14.99%	34.39%	46.91%	4.23
Traffic safety	0.69%	2.48%	16.09%	47.73%	33.01%	4.10
Parks and recreation	1.51%	2.61%	19.39%	47.32%	29.16%	4.00
Sidewalks and bicycle lanes	1.65%	3.99%	17.74%	47.59%	29.02%	3.98
Housing	2.61%	4.95%	22.97%	40.30%	29.16%	3.88
Community or cultural activities	1.51%	4.40%	21.46%	50.21%	22.42%	3.88
Educational opportunities	3.71%	7.98%	37.55%	33.70%	17.06%	3.52
Transportation mobility	2.89%	8.94%	38.24%	37.41%	12.52%	3.48



**Question 7: What are the three housing-related issues that you feel are important for Edisto Beach?  
Number of Respondents: 716**



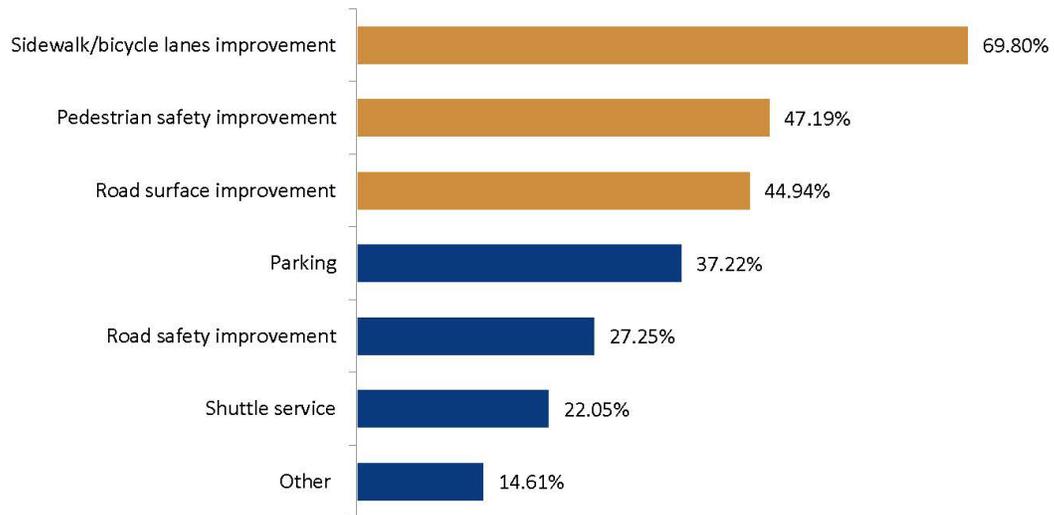
There are 203 people who answered “Other” to this question. Their responses can be categorized into 12 housing-related issues:

- Large size/scale buildings
- Overbuilding
- Code enforcement
- Beachfront housing issues
- Accessibility of elderly/disability people
- High property taxes
- Residential privacy/safety
- Sewer/septic maintenance
- Lack of hotel/rental housing
- Lack of skilled contractors
- High water bills
- Vacant housing



**Question 8: What are the three transportation mobility improvements that would most benefit Edisto Beach?**

**Number of Respondents: 716**

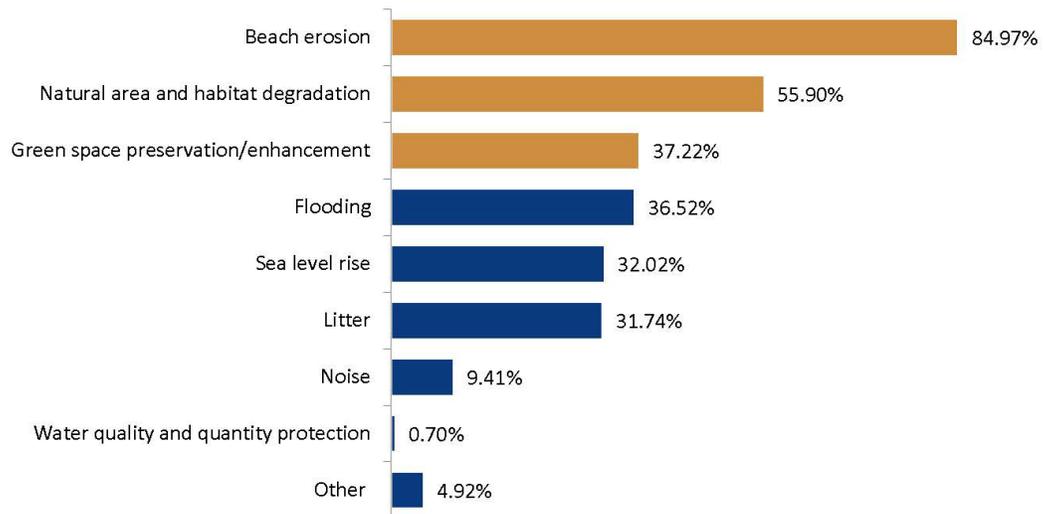


There are 104 people who answered “Other” to this question. Their issues related to transportation mobility improvements revolve around:

- Golf cart
- Bike/golf cart lanes
- Flood prone roads
- Parking
- Law enforcement
- Roadway obstruction
- Speed limit
- Shuttle service
- Crosswalk
- Overcrowded roads
- Other i.e., EV charging station, emergency auto repair, traffic sign, ferry device



**Question 9: What are the three environmental concerns in Edisto Beach?**  
**Number of Respondents: 712**

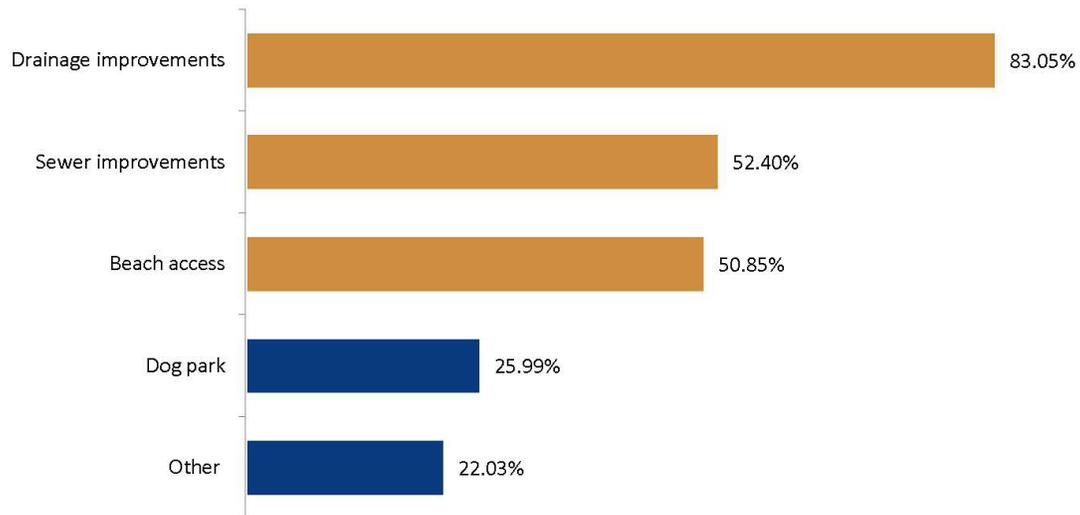


There are 35 people who answered “Other” to this question. Their environmental concerns include:

- Deer/other animal population
- Pet waste
- Wildlife protection
- Pollution (water, light, beach, and ocean)
- Sewer/septic leaking
- Sea level rise
- Natural resources
- Beach erosion
- Flooding



**Question 10: What are the three infrastructure improvements you would like to see in Edisto Beach?**  
**Number of Respondents: 708**

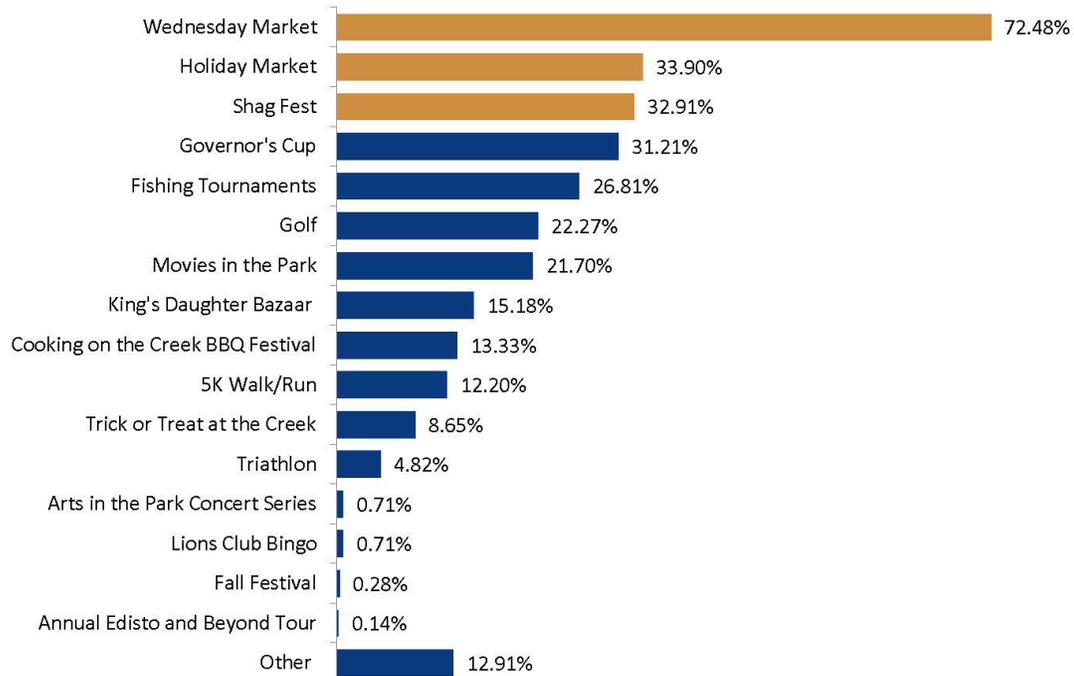


There are 156 people who answered “Other” to this question. The infrastructure improvements they would like to see in Edisto Beach are summarized into:

- Water/sewer system
- Public restrooms/porta potty
- Park/recreational facilities i.e., tennis/pickle ball court, children park
- Nature-based infrastructure i.e., dunes, banks, habitat
- Transportation i.e., Bike/golf cart/pedestrian lanes, shuttle service, streetlights, road pavements, crosswalks, accessibility
- Telecommunication
- Police/Fire/EMS services
- Parking
- Garbage collection and convenience station/recycling
- Beach access
- Drainage improvements
- Dog park
- Boat ramps
- Heliport
- Healthcare facilities



**Question 11: What are the three most enjoyed or favorite public events?  
Number of Respondents: 705**



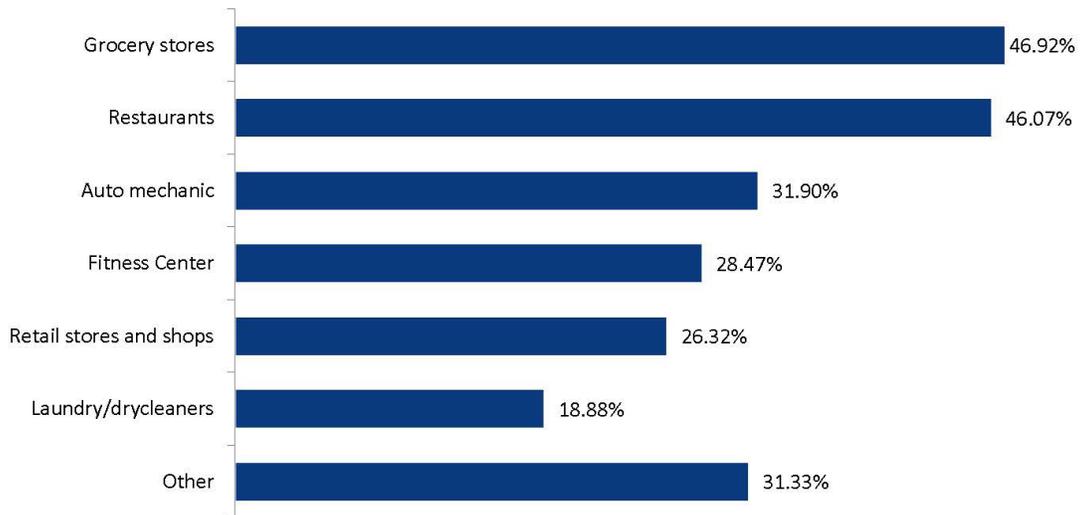
There are 91 people who answered "Other" to this question. Their favorite public events include:

- Parade/Fireworks (Christmas, 4<sup>th</sup> of July, and Thanksgiving)
- Tours (historical home, museum, Edisto Island Historic Preservation Society (EIHPS))
- Tournaments (tennis and golf)
- Pet Plunge
- Shark Fest
- Spell Check Bazaar
- Yacht Club
- Turtle Programs
- Nature Walks and Photography Workshops
- Live Music
- Kayak Races
- Fishing and Crabbing
- Taste of Edisto/Food Festival (Grits and Chili)
- Edisto Rescue Fundraiser
- Craft Shows
- Church on the Beach by Coots
- Amateur Theater by The Edisto Arts Guild



**Question 12: From the list of service businesses below, what would add to the quality of life for residents in Edisto Beach?**

**Number of Respondents: 699**



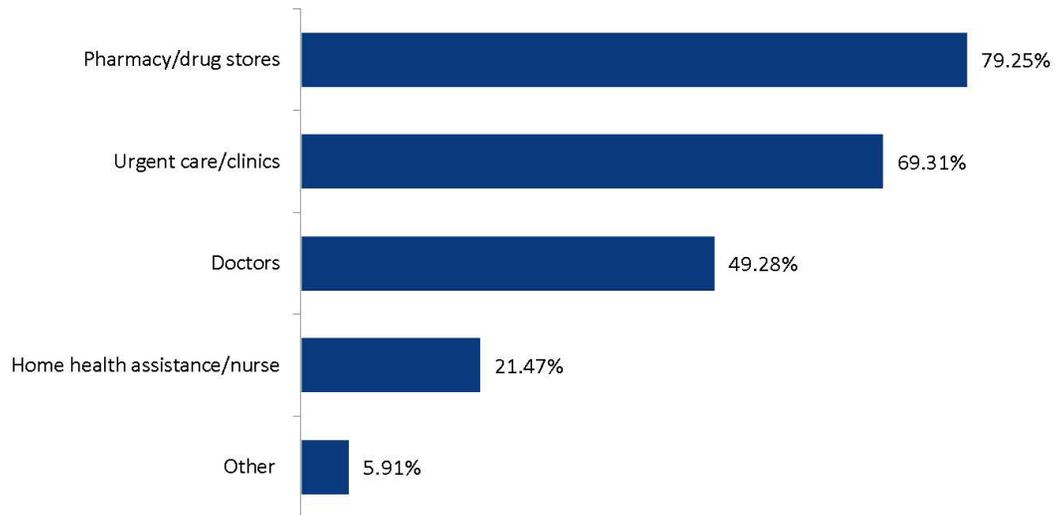
There are 219 people who answered “Other” to this question. The businesses that would add to their quality of life include:

- No additional businesses but improving the existing service business
- Pharmacy
- Medical services/urgent care
- Food services/products i.e., coffee shop, bakery/donut shop, ethnic restaurants, etc.
- Car wash
- Assisted living/elder care centers
- Other i.e., spa, salon, boat repair, bars, camper supplies, fitness, HVAC, plumbing etc.



**Question 13: From the list of healthcare services below, what would add to the quality of life for residents in Edisto Beach?**

**Number of Respondents: 694**

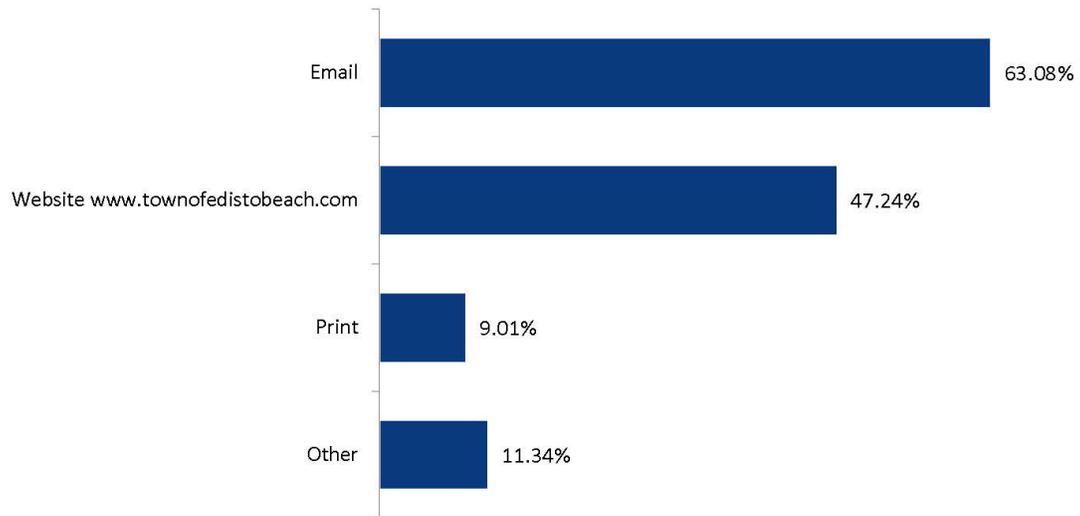


There are 41 people who answered “Other” to this question. The healthcare services that would add to their quality of life include:

- Medical services/nurses
- Urgent care
- Dentistry
- Pharmacy
- Physical therapy
- Vet
- All the above but located away from the Town



**Question 14: What is the preferred way to receive information about Edisto Beach?**  
**Number of Respondents: 688**



There are 78 people who answered “Other” to this question. Their preferences to receive information about Edisto Beach include:

- Social media, particularly the Facebook page
- Text/automated call
- Local newspaper/poster
- Improved website



**Question 15: Please provide one sentence that best represents your vision for Edisto Beach over the next ten years.**

**Number of Respondents: 601**

The respondents' expression can be summarized into six categories that help create a vision and develop goals and strategies for Edisto Beach. These are:

- Small family friendly beach town character and atmosphere
- Efficient and high-quality infrastructure, facilities, and services
- High quality natural areas, habitats, and amenities
- Small scale and affordable housing development
- Vibrant local businesses
- Safe and cohesive community

The **proposed vision** for Edisto Beach is the following:

“Edisto Beach is a family friendly tourism-based coastal community where residents have the highest quality of life; visitors enjoy a unique beach town character, natural beauty, and local services; and natural resources and environment are preserved and protected.”



**Question 16: Please provide any other comments, questions, or concerns you have about Edisto Beach.**

**Number of Respondents: 291**

The responses are summarized into seven categories below:

- Development and implementation measures
  - Maintain the small beach town character with improvements of existing assets, facilities, utilities, and services
  - Limit or restrict residential and commercial development including large size/scale building and density, place a high priority on the retention and expansion of existing local businesses
  - Ensure that development does not reduce the quality of life for the residents
  - Beautify the entrance to the Town and along the main road
- Natural resources and environmental preservation and protection
  - Adapt strategies for sea level rise, flooding, beach erosion
  - Continue beach nourishment and nature-based infrastructure
  - Protect wildlife habitat and control population
  - Control water quality affected by septic tank leakage
  - Control pollution i.e., light, water, solid waste
- Medical services and facilities
  - Offer either part-time or full-time local doctors
  - Establish emergency clinic or medical care
  - Offer pharmacy
  - Offer vet
- Government leadership, accountability, and transparency
  - Build a cohesive community among residents, visitors, non-resident property owners
  - Consider cost-benefit in relation to taxes in both municipal and county levels
  - Restrict costs of rental homes and annual amenity fees
  - Communicate with community for their desires and needs and keep them involved in government
  - Learn lessons from other beach towns
- Infrastructure
  - Maintain dirt roads and paved roads as appropriate
  - Provide better and add more bike paths, and explore walking trails
  - Improve water system and its billing cycle
  - Explore possibility of creating revenue from parking fees
- Park and recreational facilities
  - Add public restroom and rinse station at beach accesses
  - Manage day tripper's traffic, parking, and facilities
  - Consider age-appropriate parks/playgrounds and facilities
- Law enforcement
  - Enforce laws pertaining to speed limit, golf cart usage, litter, noise, dog leashing, turtle nest protection, construction regulations, etc.
  - Add more police service



## APPENDIX II: COMMUNITY WORKSHOP

## Workshop Flyer



## 2022 COMPREHENSIVE PLAN UPDATE

Edisto Beach is updating its Comprehensive Plan with the intent of reflecting the community's vision for the future. The plan is a blueprint for how Edisto Beach will evolve over the next 10 years.

### WE NEED YOUR HELP!

**WHAT:** Come help build the Comprehensive Plan vision statement

**WHEN:** Wednesday, June 8<sup>th</sup>, 3:00 – 6:00 p.m.  
(Open-house style)

**WHERE:** Edisto Beach Civic Center (Auditorium),  
42 Station Court



#### CONTACT

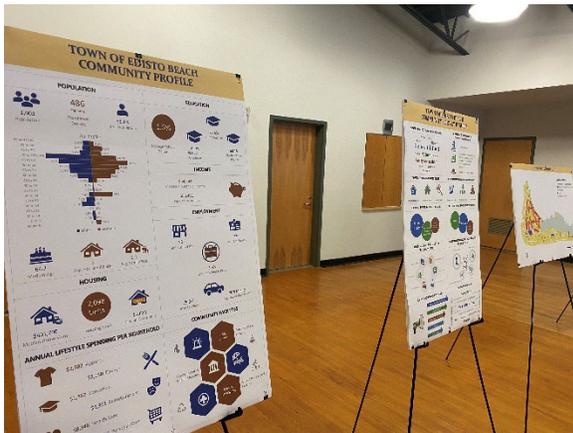
For questions about the Plan, please contact  
Maleena Parkey, Principal Planner  
mparkey@lowcountrycog.org



Sign-In Sheet<sup>38</sup>

TOWN OF EDISTO BEACH COMPREHENSIVE PLAN 2022  
Community Visioning Workshop

Name	Role in the Community (e.g. resident, visitor, business owner)
<i>[Signature]</i>	Resident
Rae Scagg	"
Allen & Debbie Browde	resident
Steph/Versett	resident
Pat Rostell	resident
Aleta Riesberg	Property owner
Virginia Stephenson	resident, TDE committee
Jay Palmer	OWNER
Tom Coffey	Resident / Business owner
William Crook	Resident / Property Owner
Carmen Dooley	Resident
William Dooley	Resident
Harleston Taylor	all
Greg and Lyda Poole	Resident
Jim Kempson	Island Resident
Iris Hill	Town



<sup>38</sup> Sample sign in sheet of attendees. There were approximately 70 people in attendance from the Town of Edisto Beach and Edisto Island.



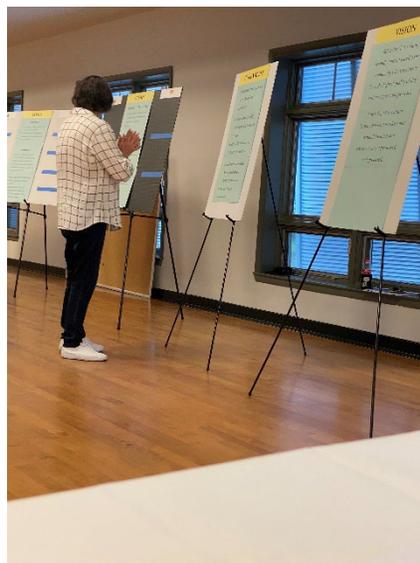
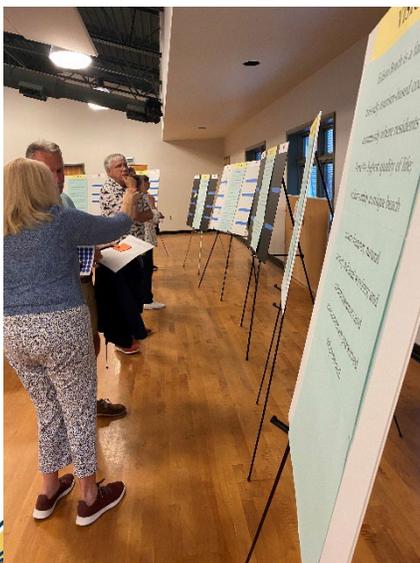
TOWN OF EDISTO BEACH COMPREHENSIVE PLAN 2022  
Community Visioning Workshop

Name	Role in the Community (e.g. resident, visitor, business owner)
Mark Aalhus	Town
Peter Beck	Resident
Caroline Moore	Town
Tom Austin	Land Trust
Linda Scroggy	Resident
Steve Conter	Resident
John Girard LT	EEOLT
Bob Renner	Resident
Goey Bagwell	Resident
CHARLIE BOOZER	Resident
Jessome KIZER	Resident
JAY WATTS	Resident
Ida Tipton	Resident
DAVID CANNON	RESIDENT
Victor Groat	Resident
Spence Groat	Resident



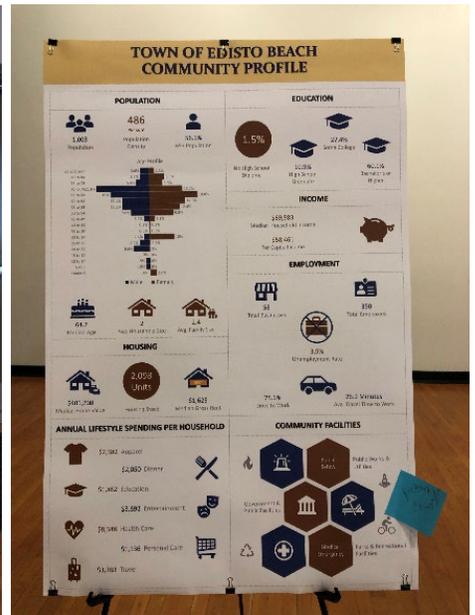
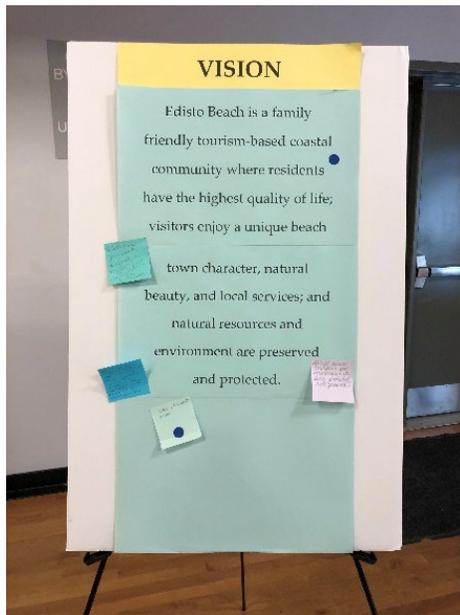
TOWN OF EDISTO BEACH COMPREHENSIVE PLAN 2022  
Community Visioning Workshop

Name	Role in the Community (e.g. resident, visitor, business owner)
Marie C. Boett	Resident / Business owner



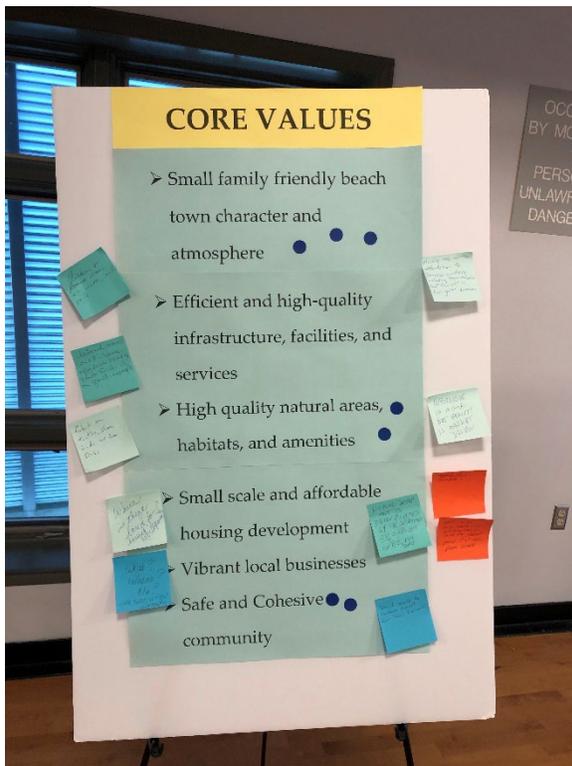
Comments: Vision Statement

Vision	Comments
<p>Edisto Beach is a family friendly tourism-based coastal community where residents have the highest quality of life; visitors enjoy a unique beach town character, natural beauty, and local services; and natural resources and environment are preserved and protected.</p>	<ul style="list-style-type: none"> <li>• Edisto has progressed perfectly in my 60+ years living here</li> <li>• Edisto is so unique in many ways—all living things connected, can see this every day, need continued vigilance to protect all natural resources.</li> <li>• Better than most areas</li> <li>• Not all natural resources and the environment are being protected and preserved.</li> </ul>



Comments: Core Values

Core Values	Comments
<ul style="list-style-type: none"> <li>• Small family friendly beach town character and atmosphere</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain and promote clean air, water, and soils</li> </ul>
<ul style="list-style-type: none"> <li>• Efficient and high-quality infrastructure, facilities, and services</li> </ul>	<ul style="list-style-type: none"> <li>• Island areas could have affordable housing—Edisto Oaks is a great example.</li> </ul>
<ul style="list-style-type: none"> <li>• High quality natural areas, habitats, and amenities</li> </ul>	<ul style="list-style-type: none"> <li>• Protect our turtles, shore birds, and live oaks</li> </ul>
<ul style="list-style-type: none"> <li>• Small scale and affordable housing development</li> </ul>	<ul style="list-style-type: none"> <li>• Where is there land for housing development?</li> <li>• Housing may not be affordable to service workers including town employees, but this isn't in the government domain.</li> <li>• Housing development is driven and limited by the approximately 336 sites left on Edisto Beach for development.</li> <li>• Affordable = Market</li> <li>• Not sure if any area is affordable due to recent price increase of all real estates.</li> </ul>
<ul style="list-style-type: none"> <li>• Vibrant local businesses</li> </ul>	<ul style="list-style-type: none"> <li>• What? Where? No? We have a few already</li> <li>• Would want to continue support for local business.</li> </ul>
<ul style="list-style-type: none"> <li>• Safe and Cohesive community</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>



## Comments: Proposed Goals

Proposed Goals	Comments
<b>Cultural Resources</b>	
<ul style="list-style-type: none"> <li>Preserve, protect, promote, and enhance cultural resources of the Town to maintain its uniqueness.</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
<ul style="list-style-type: none"> <li>Support efforts that involve and educate all members of the community—full-time residents, part-time residents, visitors, and investors—in the process of preserving the Town’s cultural resources and its essential character.</li> </ul>	<ul style="list-style-type: none"> <li>Would like Edisto Beach to stay how it is and avoid turning into Isle of Palms, Myrtle Beach, etc.</li> </ul>
<b>Natural Resources</b>	
<ul style="list-style-type: none"> <li>Conserve, protect, and enhance the critical and sensitive natural resources of the Town.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigate pollution runoff into ponds.</li> <li>Reduce light pollution and mitigate a light ordinance.</li> <li>Strengthen 2010 Tree Ordinance.</li> <li>Enforce the Tree Ordinance before it is too late.</li> <li>We are already way behind and may not be able to catch up, but we have to try.</li> </ul>
<ul style="list-style-type: none"> <li>Maintain a balance between future development/redevelopment and natural resources preservation and protection.</li> </ul>	<ul style="list-style-type: none"> <li>Edisto Beach is developed now. Preserve current zoning as is.</li> <li>Provide porta potties at beach access during summer months. We have been written up twice for fecal coliforms in the surf—dangerous to children and adults.</li> </ul>
<b>Economic Development</b>	
<ul style="list-style-type: none"> <li>Maintain the Town’s economic viability through continued tourism-based businesses and new economic opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Economic development is our beaches and waterways.</li> <li>Maintain a balance between full-time residential needs and tourist-based business.</li> </ul>
<ul style="list-style-type: none"> <li>Protect natural resources in recognition that they are part of the Town’s charm to visitors.</li> </ul>	<ul style="list-style-type: none"> <li>Protect natural resources as they protect and support all the living on earth and our environment.</li> <li>At what point is there enough to draw people to Edisto? The charm of Edisto Beach is its uniqueness. There are other beaches to visit if looking for something else.</li> </ul>
<ul style="list-style-type: none"> <li>Create a Master Plan or Strategic Plan for the business district to stimulate diversified economic activity for business owners and to offer a unique experience for residents and visitors.</li> </ul>	<ul style="list-style-type: none"> <li>Depends on what this means.</li> <li>Leave this to market forces.</li> </ul>
<b>Housing</b>	
<ul style="list-style-type: none"> <li>Provide for safe, adequate, and diverse housing for the Town’s residents and workers.</li> </ul>	<ul style="list-style-type: none"> <li>What diverse?</li> <li>Noble goals but unrealistic.</li> </ul>
<ul style="list-style-type: none"> <li>Increase the supply of affordable, structurally sound low-to-moderate income housing.</li> </ul>	<ul style="list-style-type: none"> <li>Where is there a tract of land that supports? Who subsidizes?</li> </ul>
<ul style="list-style-type: none"> <li>Protect and maintain appropriate protective residential zoning and housing condition in the Town.</li> </ul>	<ul style="list-style-type: none"> <li>Protect and preserve the current ordinance for height setbacks and square footage.</li> <li>No Isle of Palms (IOP).</li> <li>What appropriate?</li> <li>Keep cottage style</li> </ul>
<b>Community Facilities</b>	
<ul style="list-style-type: none"> <li>Provide for efficient and adequate delivery of public services to meet the needs of the Town’s permanent and seasonal populations.</li> </ul>	<ul style="list-style-type: none"> <li>Our beach is our economic development.</li> </ul>



Proposed Goals	Comments
<ul style="list-style-type: none"> <li>Pursue opportunities to expand and/or improve public services and/or facilities to enhance the quality of life for the Town’s residents and visitors.</li> </ul>	<ul style="list-style-type: none"> <li>Town of Edisto Beach—8 miles long and 3 miles wide at the widest point. We have great facilities and future plans with grants.</li> <li>Public toilets.</li> <li>As local area population grows, visitors’ beach parking will become a serious problem.</li> <li>Don’t agree with parking meters or pay for parking.</li> </ul>
<ul style="list-style-type: none"> <li>Focus on planning for future growth so that development and redevelopment pay for itself in terms of the provision of new and additional community facilities and services.</li> </ul>	<ul style="list-style-type: none"> <li>Keep height and square footage limits to avoid Isle of palms, mini hotels.</li> <li>Keeping height restrictions and focus more on maintenance of our services we have.</li> <li>What future growth? Only single-family homes on any vacant lots.</li> <li>Planning is keyword.</li> <li>The word “growth” is scary, preparing for it and accommodating it. Keeping Edisto is a thin line.</li> <li>Preserve the single-family dwelling, family-oriented culture.</li> </ul>
<b>Transportation</b>	
<ul style="list-style-type: none"> <li>Ensure that the roads servicing and within the Town are capable of handling both fulltime residential traffic and the seasonal traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Improve the ability to handle increased day traffic parking.</li> <li>Develop a plan to handle increasing parking needs of residents/visitors that is equitable for residents.</li> <li>Do not want to see roads widened.</li> <li>Would like area to remain a remote beach community.</li> </ul>
<ul style="list-style-type: none"> <li>Ensure that no new roads or road paving in the Town adversely affect the storm water run-off and that all new, resurfaced or widened roads include safe bicycle lanes.</li> </ul>	<ul style="list-style-type: none"> <li>More bikes, golf carts.</li> <li>Limit golf cart use to elderly with physically challenged.</li> <li>Would like biking/walking trails.</li> <li>Many portions of existing bike path need repair/resurface</li> <li>Please refer carefully to the recreational Plan that relates to bikes.</li> <li>Golf cart policing.</li> <li>Not golf carts.</li> <li>Where does the land come from for bikes, pedestrians, and parking?</li> <li>No bus and ditto, no carta.</li> </ul>
<ul style="list-style-type: none"> <li>Ensure both the Town’s residents and visitors have access to alternative modes of transportation, particularly biking and walking.</li> </ul>	<ul style="list-style-type: none"> <li>Fix bike paths.</li> </ul>
<ul style="list-style-type: none"> <li>Improve the safety of residents and visitors choosing alternative modes of transportation.</li> </ul>	<ul style="list-style-type: none"> <li>Think very hard before paving any currently unpaved.</li> </ul>
<b>Resiliency</b>	
<ul style="list-style-type: none"> <li>Establish and implement strategies for development and investment in community facilities and infrastructure to protect and mitigate losses to human life and property in areas subject to natural disasters, flooding, sea level rise, and beach erosion.</li> </ul>	<ul style="list-style-type: none"> <li>Need more info—need to be evaluated specifically if talking about a sea wall for example.</li> <li>Enough of the renourishment—waste of money—if necessary, every 5 years.</li> </ul>
<ul style="list-style-type: none"> <li>Create a strong and resilient community that can withstand, adapt to, and recover from natural disasters.</li> </ul>	<ul style="list-style-type: none"> <li>Prevent new and redevelopment in disaster prone areas/lots.</li> </ul>
<ul style="list-style-type: none"> <li>Assess and monitor risks from natural hazards and work with local, regional, and state agencies to prepare residents, businesses, and visitors in the event of disaster.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare for sea level rise and marsh migration.</li> </ul>



Proposed Goals	Comments
<b>Land Use</b>	
<ul style="list-style-type: none"> <li>Promote land use efficiency, quality, and the preservation of local character.</li> </ul>	<ul style="list-style-type: none"> <li>Keep Edisto, Edisto.</li> </ul>
<ul style="list-style-type: none"> <li>Evaluate land use policies for their impact on housing and the quality of life enjoyed by the Town’s residents.</li> </ul>	<ul style="list-style-type: none"> <li>Not sure what this means. All are in place.</li> </ul>
<b>Additional Comments</b>	
<ul style="list-style-type: none"> <li>Keeps:               <ul style="list-style-type: none"> <li>Height restrictions on zoning</li> <li>No private encroachment on State Park lands</li> <li>No traffic lights</li> <li>Laser focus on protecting migrating birds, local birds and insects, and turtles</li> <li>Big Bay Park is a treasure—keep it simple</li> <li>Keep local elections nonpartisan</li> <li>Spend the money to keep town wide RO water system up to date</li> </ul> </li> <li>Eliminates:               <ul style="list-style-type: none"> <li>Overly restrictive rules on golf carts. Street legal, low speed vehicle options should be available.</li> <li>Any thought of raising the causeway to allow water exchange. Spend that money elsewhere.</li> <li>The building code office’s refusal to allow fabric window/door hurricane covers. I installed them anyway. They are good enough for Charleston and Miami, why not here?</li> <li>Business license fees. I agree with REGISTERING my house as a rental, but the license fee is a slap in the face. No one in town hall can tell me how that money is spent to my benefit as a business owner.</li> </ul> </li> <li>Big ideas:               <ul style="list-style-type: none"> <li>The town needs to ACTIVELY recruit a private business to build a fishing pier- stop fighting it with parking regulations and other BS. The cruise ships won’t come, the casinos won’t invade, EB will still be a family place. A pier will encourage more fishermen to visit in spring and fall.</li> <li>It’s time to let the oceanfront homes in the first six blocks to be taken over by the ocean. Focus Renourishment on blocks 7-38.</li> <li>Expand/extend the bike path AFTER repairing the current one.</li> <li>Whatever open space is left (unused by golf course? Private lots that could be bought by town or state/county green space funds?) needs to be set aside for passive public use (mainly tourist focused).</li> <li>It’s time to declare EB a “deer free zone.” Their habitat is essentially gone. Relocate them to the other side of the causeway.</li> </ul> </li> <li>Preserve and protect the current height, square footage, and setback ordinance.</li> <li>Ensure that the Tree Ordinance and its enforcement reflect current community needs. The last revision was June 10, 2010. The Town should work closely with the boards of Edisto Beach Property Owners Association (EBPOA) and the Edisto Island Preservation Alliance (EIPA).</li> </ul>	



