



Beachfront Management: History and Overview



History

SC Coastal Zone Management Act (CZMA) 1977-1988

- Limited beachfront jurisdiction.
- “Critical Line” set at the landward toe of the primary dune, or at the erosion scarp line for eroding beaches.
- No jurisdiction landward of this line.
- Seawalls routinely permitted.



South Carolina Department of Health and Environmental Control
Healthy People. **Healthy Communities.**



History

1987 Blue Ribbon Committee

- Appointed by SC Coastal Council in 1987.
- Asked to propose long-term solutions to beach erosion issues, while balancing public and private interests.
- Studied the effects of unregulated development and the proliferation of seawalls.
- Recommended changes to the 1977 SC Coastal Tidelands and Wetlands Act, resulting in the **1988 Beachfront Management Act (BMA)**.

History

1988 Beachfront Management Act (BMA)

- Created two new lines of beachfront jurisdiction:
 - **Baseline and setback line.**
- Initially, no new construction was allowed seaward of the baseline.
- Limited construction between the baseline and setback Line.
- No new seawalls allowed.
- Existing seawalls, if destroyed, could be replaced with sloping structures 10 feet from the building foundation.

History



Isle of Palms, Wild Dunes, 2 oceanfront lots

1990 Revisions to Beachfront Management Act, following Lucas case

- Construction seaward of the baseline could now be authorized under a "Special Permit" in certain circumstances
- Destroyed seawalls cannot be rebuilt

History

**2007-2010 Shoreline
Change Advisory
Committee (SCAC)**



**2010-2013 Blue Ribbon
Committee (BRC) on
Shoreline Management**

- SCAC reaffirmed policies of BMA and identified 4 broad goals and 13 recommendations for shoreline management.
- BRC considered SCAC work and developed 16 policy and regulatory recommendations for beachfront.
- DHEC initiated internal policy changes and promulgated regulations based on BRC recommendations.

History

2016 Coastal zone critical areas (Act 197)

Statutory changes based on BRC recommendations:

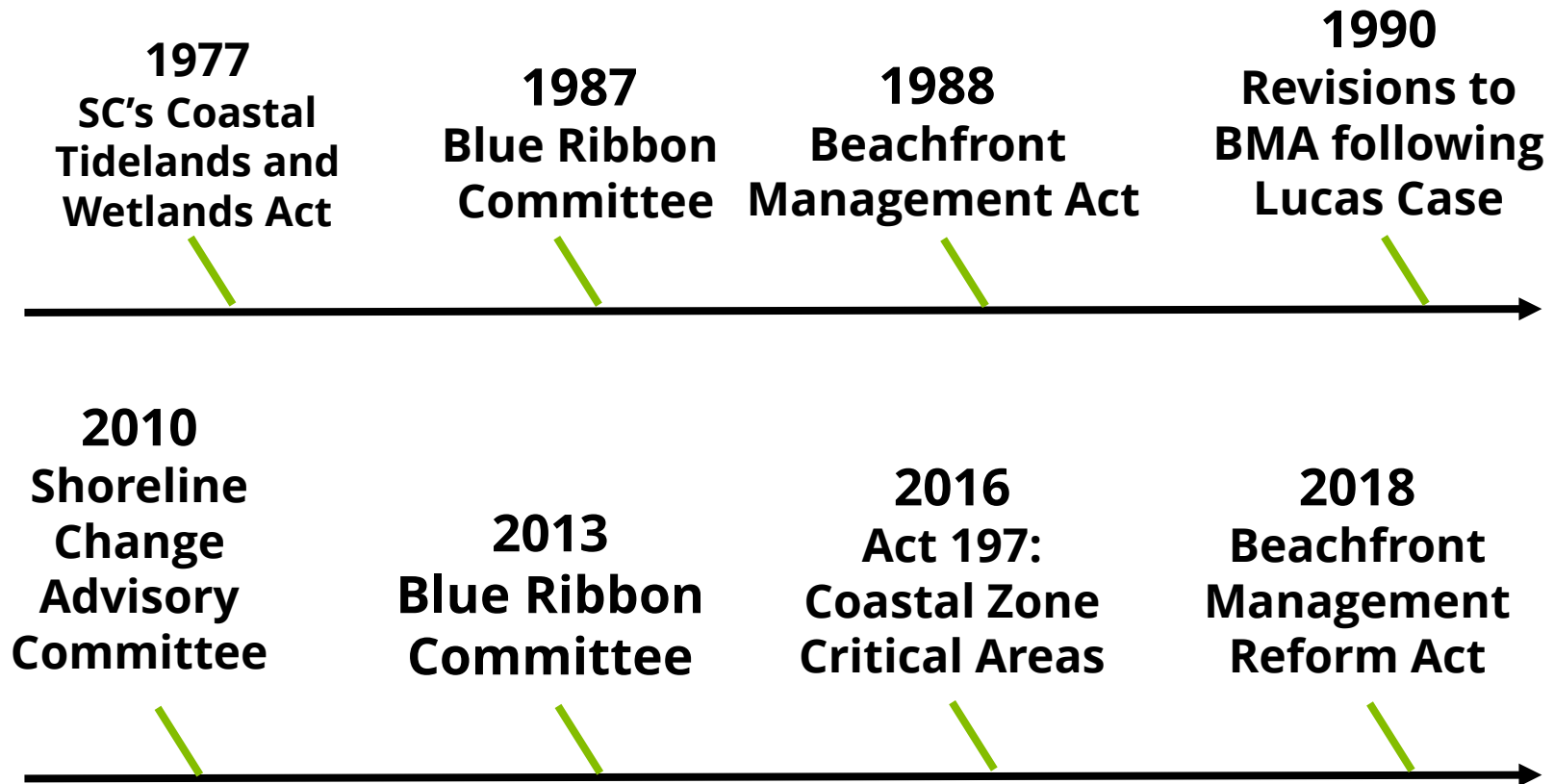
- No seaward movement of baseline after December 31, 2017.
- Requires bonds for removal, prior to issuing sandbag Emergency Orders.

Present

2018 Beachfront Management Reform Act (Act 173)

- 2008-2010 beach lines vs proposed 2017 lines:
 - Most-seaward baseline and most-seaward setback line must be used.
 - Lines will be re-evaluated no earlier than January 1, 2024.
- Replaced “retreat policy” with “beach preservation policy”.
- Restricts seaward movement of baseline.
- Administrative timelines and public input requirements.
- Define “Primary Oceanfront Sand Dune” for setting the baseline.
- Data from within 18 months following “extraordinary erosion” can’t be used to set the baseline.

Timeline Summary



Policy Statement: § 48-39-260

“...the policy of South Carolina is to:

1. Protect, preserve, restore, and enhance the beach/dune system, the highest and best uses of which are declared to provide:
 - (a) Protection of life and property...;
 - (b) Preservation of dry sand beaches which provide recreation and a major source of state and local business revenue;
 - (c) An environment which harbors natural beauty...;
 - (d) Natural habitat for indigenous flora and fauna...;
2. Create comprehensive, long-range planning at State and Local levels
3. Severely restrict the use of hard erosion control devices...
4. Encourage the use of erosion-inhibiting techniques [soft solutions]...
5. Promote carefully planned nourishment...
6. Preserve existing public access and promote its enhancement...
7. Involve local governments in long-range beach management...
8. Establish procedures for emergency management...”

The Beach/Dune System is a...

Public Resource

- Provides space and opportunities for recreation.
- Natural beauty enhances the well-being of the citizens of SC and its visitors.



The Beach/Dune System is an...

Environmental Resource

- Provides habitat for indigenous plants and animals, including threatened and endangered species.
- Serves as a sand source for the preservation of dry sand beaches.



The Beach/Dune System provides...

Coastal Protection

- Absorbs wave impacts during storms and helps protect natural and man-made features behind it.



The Beach/Dune System is an...

Economic Resource

- All of these rely on a dry sand beach.
 - Beach visitors
 - Accommodations tax
 - Real estate investments
- 2016 tourism: \$21.2 billion statewide (SCPRT)





Contact Us

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