

A SUMMARY OF AN
IN DEPTH ANALYSIS BY DOMISTAT



The Augmented Blueprint

The S.G.C.P.A. Framework & The Future of Coastal South Carolina



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The Economic Imperative

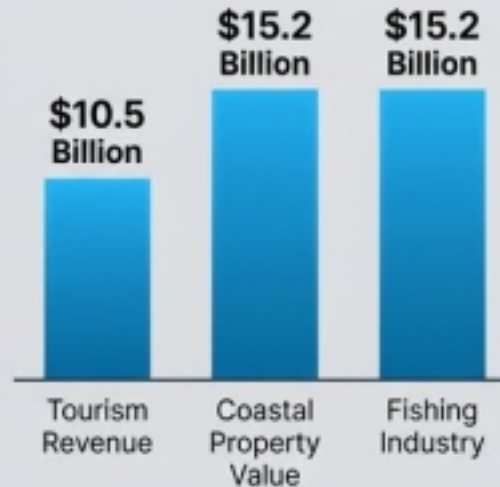
Value at Risk vs. Regional Reward

The Demographic Surge



Current Population: 5.1 Million (35% Coastal)
Annual Growth Rate: +1.8%
Projected 2055 Population: 6.5 Million

The Economic Engine



Coastal activities account for >40% of S.C.'s annual GDP.

The Assets at Stake



Tourism:
60% of State Tourism



Real Estate:
35% of State Property Value



Logistics:
3.5M Vehicles,
500k Boats



The 50-Year Calculus: Vulnerability & Inundation

Frequent Inundation Zone

The Immediate Frontline. Extreme Risk requiring structural transition or abandonment.

Periodic Inundation Risk

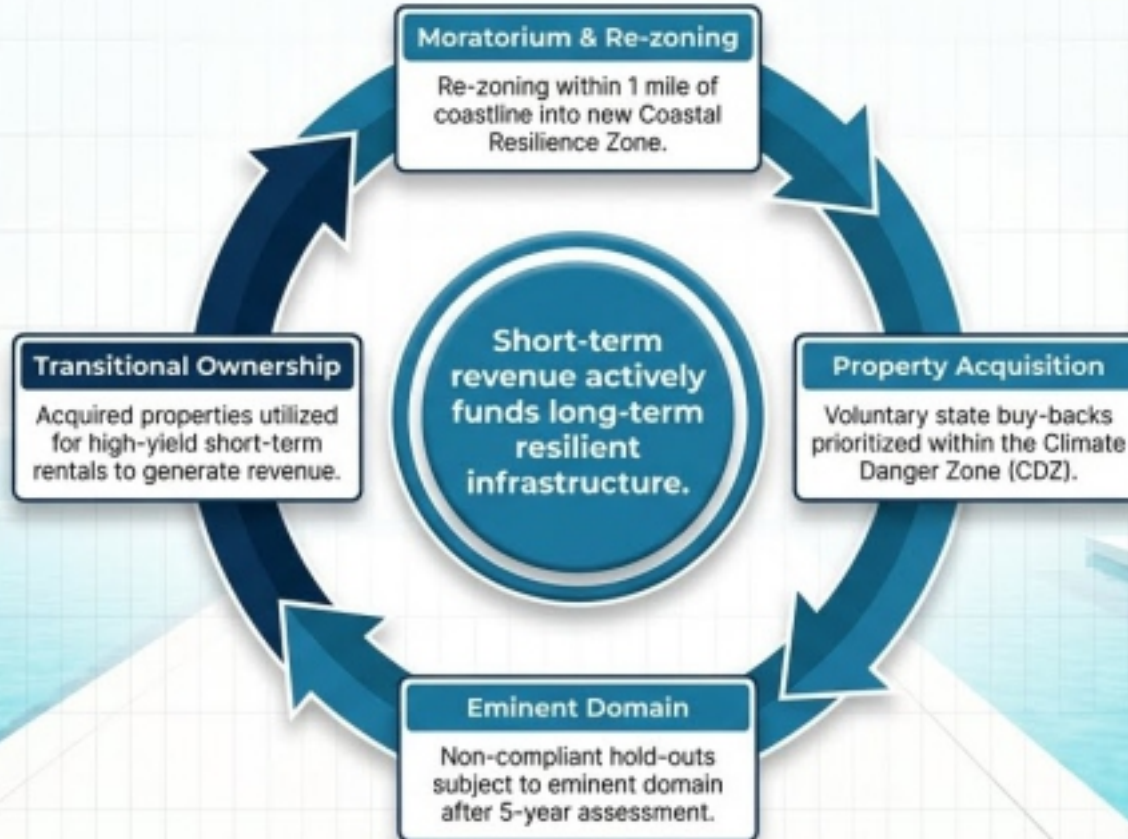
The Secondary Impact Zone. Moderate to High Risk requiring ecological buffering.

Key Takeaway: Passive retreat means forfeiting 40% of state GDP. Survival requires engineered, structural transition.



State Government Coastal Planning Authority (S.G.C.P.A.)

The Legal Engine for Managed Transition



The Tri-Zone Diagnostic Matrix

	ZONE A: The Frontline	ZONE B: The Buffer	ZONE C: The Anchor
Primary Function	High-Yield Oceanfront Revenue & Natural Preservation	Managed Retreat, Transition Space & Ecology	Inland Commercial, Logistical & Permanent Residency
Approved Developments	<ul style="list-style-type: none">• Luxury Short-Term Rentals• Convention Centers• Marine Charters• Natural Preserves	<ul style="list-style-type: none">• Medium-Term Rentals• Educational Facilities• Campus Housing• Industrial Parks	<ul style="list-style-type: none">• Single Family Homes• Gated Communities• Major Retail• Regional Logistics
Structural Mandate	Extreme Resilience <u>(+20ft Elevation, 100ft Setbacks)</u>	Transition Infrastructure	Permanent Foundational Sprawl



Spatial Mapping: The Master Plan



Zoning follows the natural gradient of risk, turning the geography itself into a defensive mechanism.



Zone A: The High-Yield Frontline

Balancing Ecological Preservation with Premium Accommodation



Natural Preserves

- Mandatory 500-foot No-Development Buffer Zones.
- Strict Native Species Restoration and Maintenance.
- Prohibition of Vehicle Traffic in Marsh and Dune Areas.
- Long-Term Ecological Monitoring Programs.



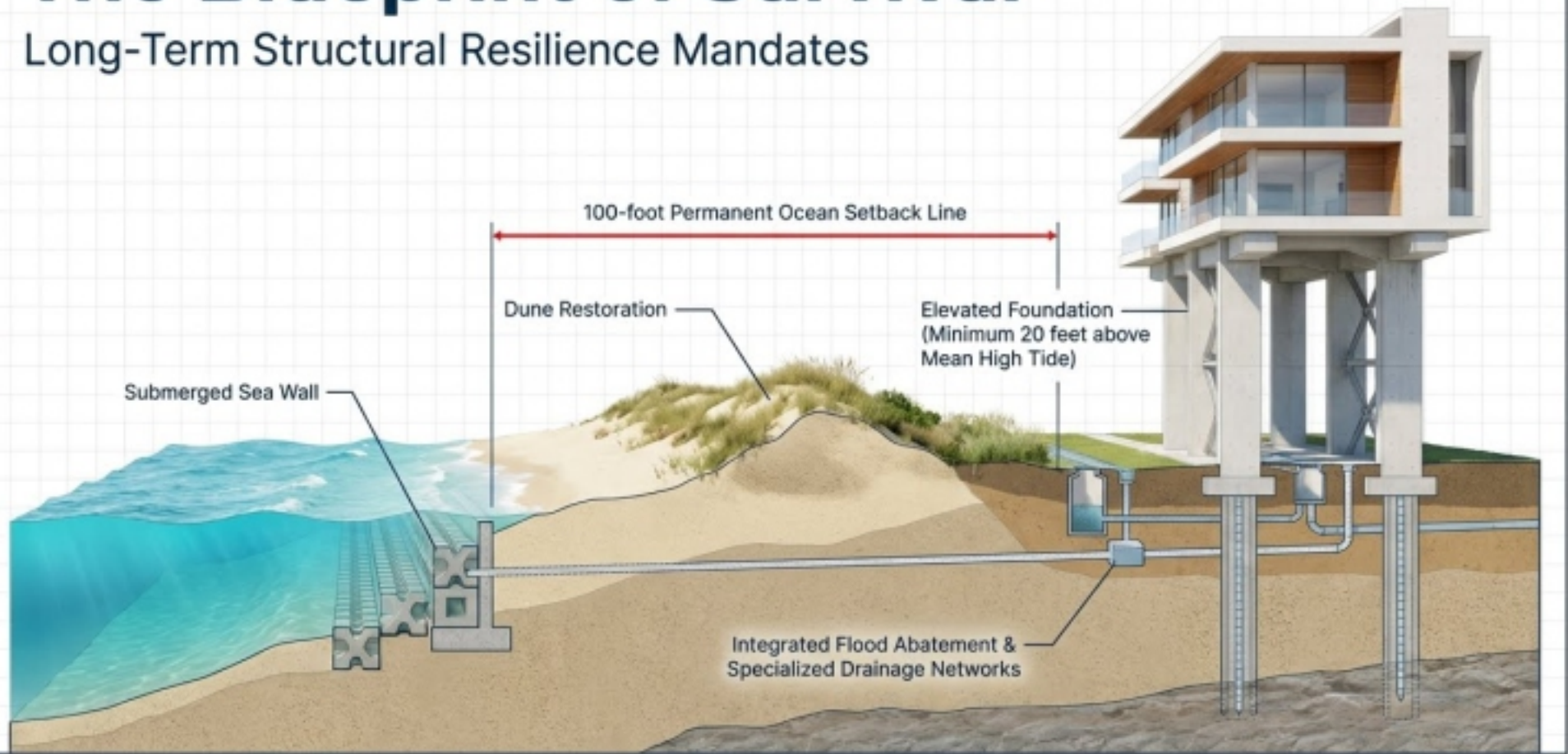
Short-Term Accommodation

- Elevated, resilient structures with premium finishes.
- Minimum base flood elevation +3" above FEMA requirements.
- Integrated rapid evacuation protocols & vertical access.



The Blueprint of Survival

Long-Term Structural Resilience Mandates



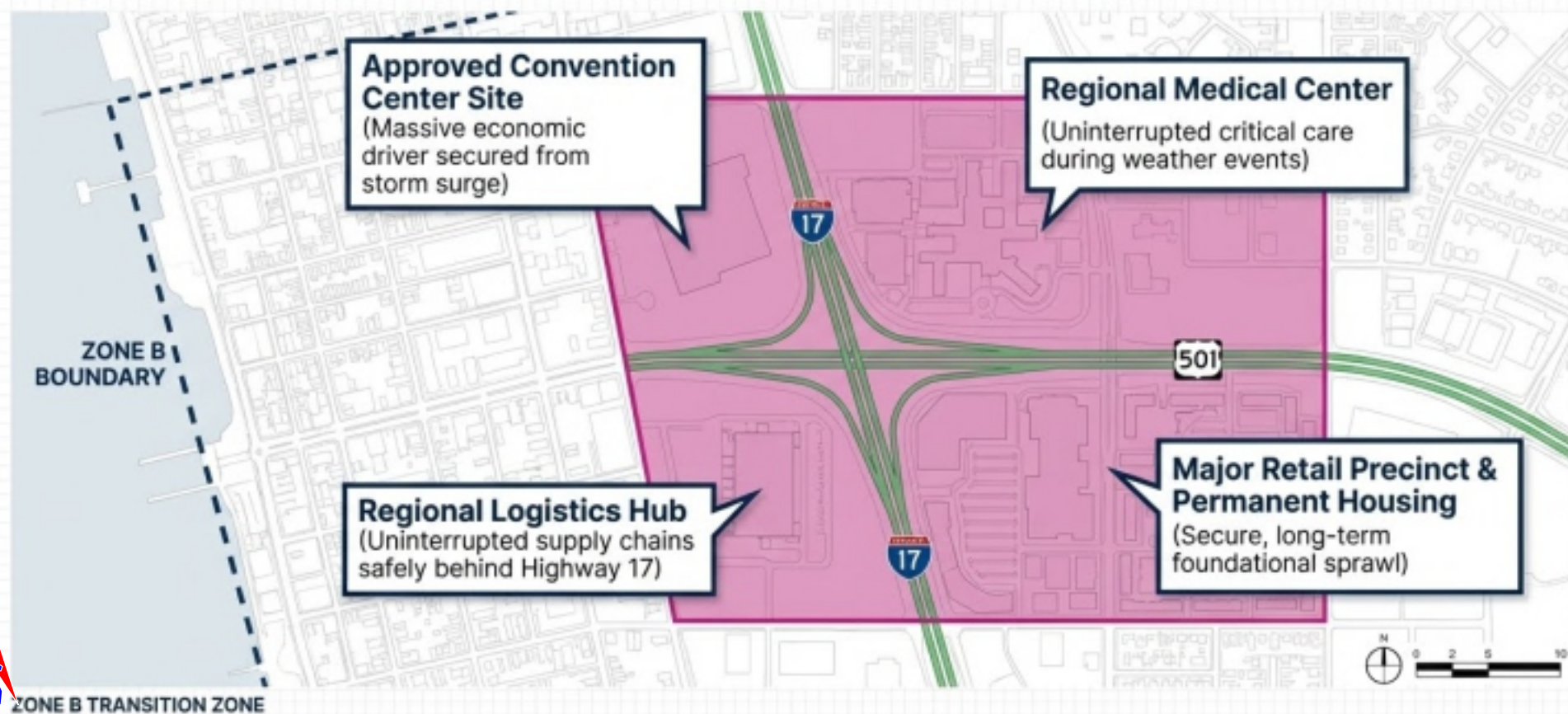
Zone B: The Managed Buffer

Transition, Retreat, and Research



Zone C: The Inland Anchor

Uninterrupted Commerce & Permanent Logistics

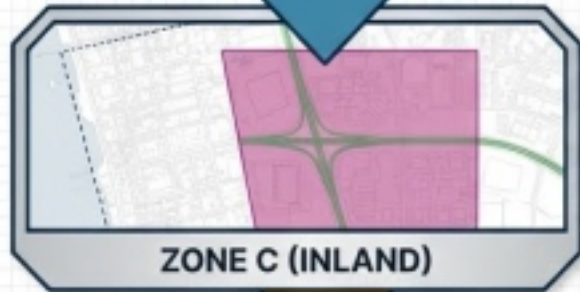


Interconnected Resilience

A Closed-Loop Survival and Growth System

THE FINANCIAL LOOP

High-yield short-term tourism from Zone A subsidizes managed retreat in Zone B and massive permanent infrastructure in Zone C.



THE SURVIVAL LOOP

Zone C provides secure transit fleets for automated evacuation protocols, pulling tenants from Zone A safely behind the buffer during emergencies.

**Resilience is not a barrier we build;
it is an economic and architectural system we inhabit.**



The Resilience Revenue Engine

Funding the Future Over a 10-Year Horizon

Capital Stack

- ✔ - State Coastal Bonds
- ✔ - Short-Term Rental Revenue (CDZ acquired properties)
- ✔ - Federal Resilience Grants
- ✔ - Public/Private Partnerships (P3s)



Creating the Future, Today

Coastal S.C. as the Global Pioneer of the Climate-Adapted City

Mastering the elements to build a permanent, profitable, and ecologically integrated mega-region.

