Community Facilities & Infrastructure Committee
Regular Meeting

March 19, 2026 – 1:00 PM
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Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455

MINUTES

CALL TO ORDER

Chairman Hund called the meeting to order at 12:59 pm.

ROLL CALL

Committee Members Present: Thomas Hund; Chairman, George Fink, Patrick Faulkner, Jerry Gordon

Town Staff Present: Joe Cronin (Town Administrator), Robert Meyer (Buildings & Grounds Director), and Peter Wiggins (Town Clerk).

FOIA STATEMENT

The Town Clerk confirmed that the meeting was advertised in compliance with the requirements of the South Carolina Freedom of Information Act. Agendas were posted and furnished to news media and all others requesting notification.

APPROVAL OF MINUTES

January 29, 2026

Mr. Gordon motioned to approve the minutes of January 29, 2026, and February 19, 2026, seconded by Mr. Fink.

February 19, 2026

Mr. Gordon's motion was APPROVED unanimously.

ITEMS FOR INFORMATION AND DISCUSSION

Town Hall

Mr. Hund stated that leaders from the Town of Seabrook Island had met with representatives of Bohicket Marina. He stated that he had not heard what was discussed at the meeting. He stated that past conversations were related to the redevelopment of the marina and what opportunities that might bring for the Town. He stated that if Town Hall is going to be moved to a different site, there will likely be a handful of years between now and when staff will occupy the building. He continued by stating that the Town has gone from having three full-time staff to approximately ten, and so during this time, the needs of staff may change. He continued by stating that the committee had discussed releasing a Request for Proposal (RFQ), and that that discussion and need was communicated to Town Council. He stated the intent in hiring a consultant would be for this consultant to work

on the various phases of the needs assessment and possibly conceptual design of the new facility. He informed the committee that at the request of Mayor Kleinman, he has drafted a project statement. He stated that the draft statement discusses the different phases of the needs assessment and conceptual design.

Mr. Gordon asked if Mayor Kleinman had given any feedback on the project statement.

Chairman Hund stated that the mayor had not given any feedback.

Mr. Fink stated that one of the difficulties could be finding a contractor to perform each phase of the assessment and conceptual design. He stated that, to Chairman Hund's point, it would be beneficial to identify a contractor that would be involved throughout the assessment phase and conceptual design. Mr. Fink stated it was his assumption that if staff don't like the direction in which the assessment/design is progressing, the town would have the option to search for another consultant.

Responding to a question from Mr. Gordon, Chairman Hund stated that he was unsure of the timeline on redevelopment of Bohicket Marina. He stated he thought they had engaged a professional that would perform work on their conceptual plan. He continued by stating that the conversation that took place following the denial of an annexation request in 2023 involved a redevelopment of the entire site, including seventeen acres adjacent to the existing marina.

Mr. Fink stated that one point the mayor stressed in his Town Hall on March 18 was that the difference in the plans is that the redevelopment of the existing marina will come first.

Seabrook Island Road Project

Mr. Cronin stated that Charleston County has released a draft project list to be funded by a third Transportation Sales Tax. He stated that Charleston County is asking for comments from the public. He stated the comment period will run through the end of March. He reminded the committee that Seabrookers have already contributed approximately $18 million toward the sales tax since its inception in 2004, and are projected to contribute another $20 million if the referendum passes.

Mr. Fink stated the call to action for Seabrookers should be that if the county does not fund the road project, the project would possibly be funded directly from the pockets of Seabrookers.

Chairman Hund reminded the committee this project will not benefit only Seabrookers, but the people who work on the island, some of whom Seabrookers depend on their labor on Seabrook Island.

Mr. Gordon asked if the other beach communities submitted project proposals.

Mr. Cronin stated that Kiawah submitted a letter of support for Johns Island projects, as well as the preservation of greenspace. He stated that Folly Beach, Isle of Palms, and Sullivans Island all submitted project proposals.

Mr. Fink asked if the US Army Corps of Engineers had given staff a timeline when they can expect to receive the permit.

Mr. Cronin stated he had received no communication from the Corps regarding a timeline.

Seafields/MUSC Post-Construction Damage Assessment

Mr. Cronin stated that staff had submitted the post-construction damage assessment of the Seabrook Island Road right-of-way to staff at Seafields and MUSC. He stated the report noted joint separation along the additional lane nearest to Seafields. He stated the report recommends milling down the existing pavement and repave to alleviate the joint separation. He stated the report also noted cracking of the existing surface, but that the cracking was consistent with a road of that use and age. He closed by stating the report also recommends reestablishing the swale between Seabrook Island Road and the multi-use path.

Mr. Fink asked if the drainage installed as part of the new Seafields facility is adequately capturing runoff from the site.

Mr. Meyer stated that new drainage infrastructure is capturing 99% of runoff from the facility.

Staff and the committee discussed the habit of drivers turning around on Seabrook Island Road. Chairman Hund asked how that practice could be minimized.

Mr. Cronin stated he had spoken with SCDOT to increase signage. He stated SCDOT installed a small sign along the inbound lane. He stated that considering the Town of Kiawah Island now owns the inbound lane, he would speak with their administrator to increase signage.

ADJOURNMENT

There being no further business before the committee, Chairman Hund declared the meeting adjourned at 1:52 pm.

Peter D. Wiggins II, MPA
Town Clerk