

# Town Council

## Regular Meeting

March 24, 2026 – 2:30 PM

[View Meeting on YouTube](#)

Seabrook Island Town Hall, Council Chambers  
2001 Seabrook Island Road  
Seabrook Island, SC 29455



## MINUTES

### CALL TO ORDER

Mayor Kleinman called the meeting to order at 2:33 pm.

### ROLL CALL

**Councilmembers Present:** Bruce Kleinman, Mayor; Darryl May, Thomas Hund, Raymond Hamilton, Patrick Faulkner

**Town Staff Present:** Joe Cronin (Town Administrator), Tyler Newman (Planning & Zoning Director), Amber Howard (Finance Director), Abby Grooms (Community Affairs 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

**March 10, 2026**

**Mr. May motioned to approve the minutes of the March 10, 2026, Strategic Priorities Workshop, seconded by Mr. Faulkner.**

**Mr. May's motion was APPROVED unanimously.**

### PUBLIC HEARING ITEMS

**Ordinance 2026-01: An ordinance amending the Town of Seabrook Island Development Standards Ordinance (DSO) to establish a Planned Development (PD) District and to update various development regulations, administrative procedures, and definitions**

Mayor Kleinman opened the public hearing on Ordinance 2026-01. He stated that citizens wishing to be heard on the ordinance would need to step forward, state their name, and would have three minutes each in which to speak.

John Lassiter, President of the Seabrook Island Property Owners Association (SIPOA), spoke in favor of the ordinance. He stated the ordinance provides greater clarity and flexibility, while maintaining oversight of future development. He stated that these updates are particularly important as they relate to Bohicket Marina as the Marina serves as a gateway to Seabrook Island. He stated that SIPOA believes that the ordinance provides a framework that will support responsible

development while maintaining the standards that preserve the character and environmental integrity of Seabrook Island.

Upon hearing there were no further citizens wishing to be heard on the ordinance, Mayor Kleinman closed the public hearing.

#### **REPORTS OF TOWN BOARDS, COMMISSIONS, AND COMMITTEES**

##### **Environment & Wildlife Committee (EWC)**

Mr. Hamilton stated that EWC met to discuss changes to the Beach Rules recommended by last year's EWC. He stated those issues that pertain to public safety would be sent to the Public Safety Committee (PSC) for their recommendation. Mr. Hamilton stated the goal would be for the two committees to meet in a joint session to officially recommend a new set of Beach Rules to the full council in the next few months. He continued by stating the committee discussed the relocation of Captain Sam's Inlet. He stated the committee is doing everything it can to make everyone aware of the importance of the project and to engage those who may oppose the project.

##### **Public Safety Committee (PSC)**

Mr. May stated his committee also met and discussed the Beach Rules. He stated a few issues that could make it into the final ordinance is adjusting the on/off-leash pet area near Boardwalk #9, and establishing swimming only areas of the beach, particularly near Boardwalk's #1, #8, #9, and near Camp St. Christopher. He stated before any changes are recommended he wants to give residents ample opportunities to be heard.

##### **Community Facilities & Infrastructure (CF&I)**

Mr. Hund reminded residents that staying engaged in the Transportation Sales Tax Referendum discussion and how the referendum relates to Seabrook Island Road is important. He stated the committee has discussed short- and longer-term space needs that the Town has. He also stated the committee received a report from Mr. Cronin regarding the current state of Seabrook Island Road in front of the new Seafields facility.

Mr. Hamilton asked a question related to flooding in front of Seafields.

Mr. Hund stated the report indicates the swales that once existed between the facility and the right-of-way have been filled in by sediment coming from the construction site. He stated that the swales are now unable to perform the job for which they were originally designed. He stated the report also has recommended milling and resurfacing the turning lane. He stated the report also addresses the ponding of water in the right-of-way near the main entrance to Seafields.

##### **Discretionary Grants**

Mr. Faulkner stated the Discretionary Grants Committee has met and is looking forward to reviewing the first round of grant applications.

## **Utility Commission**

Mayor Kleinman stated the Chairman of the Seabrook Island Utility Commission is out of town and not available to present their monthly report.

## **REPORTS OF TOWN OFFICERS AND STAFF**

### **Mayor's Report**

Mayor Kleinman stated organizations from around Seabrook Island, including the Town, have met to discuss a plan to organize public comments for submission to Charleston County related to the Transportation Sales Tax Referendum. He urged residents to check their emails from these organizations for links to Charleston County's comment portal. He stated that submitting a public comment is very simple and only takes five minutes. He stated that staff's assumption is there will be three readings of the referendum language, and he urged councilmembers to make themselves available to attend one of these county council meetings.

Mayor Kleinman stated he held another town hall. He stated the referendum was discussed during the town hall. He urged councilmembers if they are talking to Seabrookers about town business, to try and include a discussion about the referendum and how important it is for Seabrook Island Road to be included as a "Featured Project".

### **Town Administrator**

Mr. Cronin reminded councilmembers of the Special Called Meeting on March 31, at 2:30 pm, to give First Reading to Ordinance 2026-01, among other items.

Mr. Cronin gave a brief report on the post construction assessment performed on Seabrook Island Road near the Seafields facility.

Mr. Cronin reminded Town Council they will begin to see Beach Patrol back on Seabrook Island beginning April 1. He stated the April 1 date also begins the peak season pet/leash rules.

Mr. Cronin also stated to council the Town has sold its Chevrolet Tahoe. He stated that partly due to the price of fuel, the town's Code Enforcement Officer is utilizing the town's EV to get around Seabrook Island. He stated that staff are currently discussing best options to replace the Tahoe.

Mr. Hamilton asked if the Town is renewing its contract with a company that provides medivac services.

Mr. Cronin stated the renewal usually occurs in December, with payment for the upcoming year made in January. He stated the contract was renewed for 2026.

Mr. May asked a question related to the recommended repairs to Seabrook Island Road.

Mr. Cronin stated the Town has an agreement with Seafields stating they are financially responsible for any repairs needed on Seabrook Island Road that were a result of the construction of the facility.

Mr. May asked what would happen if Seafields does not concur with the recommendations.

Mr. Cronin stated that under the agreement, Seafields would allow the Town to engage its contractor, and any damage that the contractor identifies as occurring because of the construction of the facility, Seafields will agree to pay for repairs. If they still do not concur, Mr. Cronin stated that staff would engage the Town Attorney.

**Finance Director**

Ms. Howard gave a brief update on the Town's financials for the month ended February 28, 2026.

Mayor Kleinman asked if business license revenue is beginning to be received by the Town for the new fiscal year.

Ms. Howard stated that the town is beginning to receive business license renewals for the new fiscal year.

Mr. Hamilton asked a question related to the Finance Director's efforts to clean up entries in the Town's accounting software.

Ms. Howard stated that there were entries from as far back as 2010 that needed to be cleaned up. She stated that other clean up items consisted of payables that were never deposited and some reclassification of payables.

Mr. Hamilton asked if the Town's internal controls are sufficient or were there improvements that need to be made.

Ms. Howard stated that the main improvement is the hiring of a Finance Director.

**Community Affairs Director**

Ms. Grooms stated that the Town will hold its first Free Shred Day of 2026. She stated it will be on April 8 at Town Hall, from 10:00 am – 1:00 pm.

She stated that the town has finalized its Chow Town Dates for 2026. She stated the dates are May 27, June 17, July 8, and August 5.

**Planning & Zoning Director**

Mr. Newman gave an update on Zoning and Code Enforcement activities since the February meeting.

He stated that the Board of Zoning Appeals has yet to meet in 2026, and the Planning Commission will meet on April 8 to discuss amendments to the Town's Comprehensive Plan.

**OTHER ACTION ITEMS**

**Resolutions 2026-03 through 2026-30: Resolutions to appoint and commission individuals as code enforcement officers for the proper security and general welfare for the Town of Seabrook Island**

**Mr. Hund motioned to approve Resolutions 2026-03 through 2026-30, seconded by Mr. May.**

**Mr. Hund's motion was APPROVED unanimously.**

**COUNCIL COMMENTS**

**Darryl May**

Mr. May stated that Town Council is not done discussing amendments to the Development Standards Ordinance (DSO). He stated that council hopes to propose another round of amendments that will harmonize the Town's DSO with SIPOA's regulations that will make processes easier for citizens. He stated there are a few remaining issues that are policy issues, but that it was his hope the council would address those in 2026.

Mr. May stated he has been involved with a group that involves SIPOA and the Seabrook Island Club that is discussing cellular telephone reception on Seabrook Island. He stated this is a public safety issue that will be taken up by PSC at their next meeting.

**ADJOURNMENT**

There being no further business before the council, Mayor Kleinman declared the meeting adjourned at 3:24 pm.

Peter D. Wiggins II, MPA  
Town Clerk