

Community Facilities & Infrastructure Committee

Regular Meeting

January 29, 2026 – 10:00 AM

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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 10:02 am.

ROLL CALL

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

Town Staff Present: Joe Cronin (Town Administrator), Abby Grooms (Community Affairs Director), Robert Meyer (Buildings and 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.

ITEMS FOR INFORMATION/DISCUSSION

History of CF&I

Chairman Hund asked the Town Administrator to give a brief overview on the history of the Community Facilities & Infrastructure Committee (CF&I).

Potential Agenda Items Seabrook Island Road

Mr. Cronin gave a brief history of the Town's former Public Works Committee. Mr. Cronin then moved on to an update of the status of the Seabrook Island Road project.

Mr. Fink asked if the Town could release a draft letter for residents to send to Charleston County voicing their support for Seabrook Island's request for funding toward the Seabrook Island Road Project.

Chairman Hund stated that Mayor Kleinman had voiced a concern related to residents emailing a form letter to Charleston County. He stated that letters of support that appear to be generic may not hold the same weight as uniquely worded letters.

Mr. Yocum asked where residents might go to find a letter template that could be sent to Charleston County.

Ms. Grooms stated she will send it out via the Town's email newsletter as well as posting it on the Town's website.

Chairman Hund asked when the town received the Seabrook Island Road permit recently issued by SCDES.

Mr. Cronin stated the date was December 17, 2025.

Chairman Hund asked if there was any landscaping included as part of the project's design plans.

Mr. Cronin stated there will not be heavy-duty landscaping included as part of the project.

Mr. Meyer stated there will need to be some tree preservation done initially for the live oaks along Seabrook Island Road. He stated this will be done immediately after the project is completed. He stated getting the drainage component correct is crucial for the health of the live oaks. Mr. Meyer closed by stating there are other projects after the road is completed related to irrigation and drainage that will include some landscaping.

Chairman Hund stated the reason for his question was that landscaping is a large component of the entry to Seabrook Island.

Mr. Fink asked if pumps are included in the design plan to evacuate water from drainage pipes around times of high tide.

Mr. Cronin stated it was his belief they would be gravity fed.

Mr. Fink stated that drainage systems behind the gate suffer from the drainage pipes being underwater during times of high tide. He further asked if the road drainage is designed using a similar system, will it also be underwater during times of high tide.

Chairman Hund asked if the Town is also reviewing drainage coming from the Seaford's site.

Mr. Cronin stated the Town is working with an engineering firm to perform a post-construction assessment to evaluate drainage impacts to the right-of-way.

Mr. Gordon asked if the Town could not procure funds from Charleston County and the State of South Carolina, was the Town prepared to cover the funding gap for the Seabrook Island Road project.

Mr. Cronin stated that will ultimately be a policy decision made by town council. Mr. Cronin stated there were other unrestricted funds the Town could use to cover the shortfall. He stated that the Town does have funds set aside specifically for the road project.

Mr. Gordon asked if general obligation bonds would be the first option to fund the cost of the road.

Mr. Cronin stated he thought general obligation bonds would be the last option. He stated that general obligation bonds can only be paid back through the levying of a property tax.

Chairman Hund stated the reason for his question related to Seafield's drainage, was that he hears repeated questions related to drainage on Seabrook Island Road approaching the traffic circle. He further stated he was pleased the Town is following up on ensuring that what was permitted, was actually built, and further, it is working. He went on to question how the complex could be constructed with repeated flooding of their entry road.

Mr. Cronin reminded the committee that Seabrook Island Road flooded regularly before the construction of the Seafields facility. He further stated that current flooding is not being generated by Seafields, rather it is water ponding on an impervious surface.

Chairman Hund stated that considering the Town and Seafields does not have a master drainage document, he wants to ensure the Town and Seafields are working well with each other.

Mr. Faulkner asked Chairman Hund if the committee should see the post-construction assessment.

Chairman Hund stated his wish was to develop two tasks force. One would review the road project. He stated he didn't want the committee to get in the way, but he stated these issues are concerns he is hearing from residents. He stated the other task force would address the needs for a new town hall.

Mr. Cronin stated that a task force could be created for the purpose of understanding what is in the design plan for Seabrook Island Road. He stated the Town is too far along in the process to change anything in the design plan. He stated he could ask the design consultant to attend a future CF&I meeting.

Town Hall

Mr. Cronin moved on to give a brief history and update on the Town's need for a new town hall.

Mr. Hund stated that because of the talent that now sits on the CF&I Committee, he thought that there was an opportunity for the committee to take a fresh look at the town hall project without wasting the effort that has already been put into prior plans.

Mr. Cronin reminded the committee that the landowner to the northeast of town hall has a substantial easement along the front of the town hall parcel including significant deed restrictions that may restrict what the Town can do with the parcel.

Mr. Hund stated that he wished to create a task force of neighboring property owners that would review the Seabrook Island Road Project, including the Seafields post-construction assessment. He stated he also wanted to create a task force that would hear from staff their future needs and wants for a potential new town hall.

Mr. Yocum stated he would like to view the current plans for the Seabrook Island Road project. He stated viewing these plans would allow him to make better informed recommendations down the road.

Mr. Cronin stated he could arrange for the consultant to appear before the committee. He reiterated that the discussion with the consultant would be a presentation of the plans rather than a discussion on how the plans may change.

Mayor Kleinman reminded the committee the Town couldn't move forward with the road project until the Town knows whether there are funds coming from the proposed Transportation Sales Tax. He continued by stating the immediate priority is Town Hall. He stated the only aspect of the road project that has an immediate need is the post-construction damage assessment of Seafields/MUSC. He stated the next step on the town hall project would be for staff and the mayor to conduct a needs assessment. He continued by saying that the possibility of constructing a new town hall on the current site is even more daunting than may have been previously discussed, and not worth staff's time.

Mr. Hund stated that if the needs assessment is a staff function, that was fine, but that the committee would be happy to advise. He stated that many members of the committee have worked with clients who have struggled with a needs assessment.

Captain Sam's Inlet

Mr. Cronin stated it was his opinion that the committee should meet with SIPOA related to the relocation of Captain Sam's Inlet. He stated there hasn't been much communication between the Town and SIPOA on the relocation. He stated both parties would benefit from better communication.

Mr. Fink asked what responsibilities belong to the town and what responsibilities belong to SIPOA.

Mr. Gordon left the meeting at 11:38 am.

Mr. Cronin stated the beach is public property owned by the State of South Carolina. He stated where they exist, private homeowner's associations take on the task of renourishment projects that would otherwise be administered by public organizations having jurisdiction. He continued by stating the Town has never participated in the permitting or funding of beach projects. He stated the town's attorney has said if it is the will of town council, the Town could participate in the funding of these beach projects, but historically, these projects have been completely administered by SIPOA.

Mr. Fink asked if SIPOA had approached the Town to ask for funding assistance.

Mayor Kleinman stated that since he has been mayor, SIPOA has not asked for assistance.

Mr. Fink stated that he is happy to be involved but was unsure where he and the committee fit in the inlet relocation project.

Mr. Cronin closed by stating if it is the goal of the Town to increase communications and coordination with SIPOA, this project would benefit from better coordination.

Seabrook Island Master Plan

Mr. Hund stated the members of the committee could look at the Seabrook Island Road plans on their own. He continued by saying there would be discussion amongst staff regarding a needs assessment for a new town hall.

Mr. Cronin asked a question related to the Seabrook Island Master Plan. He asked what the conclusion was of the facilities needs assessment.

Mr. Hund stated that Raymond Hamilton would be better able to answer that question. Mr. Hund stated there was an idea floated that a new town hall would be in the "North Campus", where exactly town hall would be, he stated he wasn't exactly sure.

Mr. Fink stated that there was difficulty incorporating a new town hall into the plans for the North Campus considering the immediate space needs the Town has. After a brief discussion related to how a new town hall would complement other pieces of architecture on Seabrook Island, Mr. Fink stated that any prior needs assessment should be updated so that the project doesn't have to start from scratch.

Mr. Cronin stated the prior needs assessment assumed town hall would stay on its current site. He stated that if town hall moves off its current site, the needs assessment could change accordingly.

Mr. Fink stated that regardless of where the town hall is eventually constructed, the space needs should remain unchanged.

ADJOURNMENT

There being no further business before the committee, Chairman Hund declared the meeting adjourned at 11:59 am.

Peter D. Wiggins II, MPA
Town Clerk