

Town Council

Marshfront Management Plan Workshop

April 4, 2025 @ 10:30 AM

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



MINUTES

CALL TO ORDER

Mayor Kleinman called the workshop to order at 10:33 am.

ROLL CALL

Town Council Members Present: Mayor Kleinman; Councilmembers Darryl May, Gordon Weis, Raymond Hamilton and Dan Kortvelesy.

Town Staff Present: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), and Peter Wiggins (Clerk/Treasurer).

FOIA STATEMENT

The Clerk/Treasurer 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 other person's requesting notification.

APPROVAL OF MINUTES

February 25, 2025

Town Council Regular Meeting

Mr. Weis made a motion to approve the minutes from the Town Council Regular Meeting of February 25, 2025, seconded by Mr. May.

The motion was approved UNANIMOUSLY.

March 25, 2025

Town Council Regular Meeting

Mr. Weis made a motion to approve the minutes from the Town Council Regular Meeting of March 25, 2025, seconded by Mr. Hamilton.

The motion was approved UNANIMOUSLY.

ITEMS FOR INFORMATION/DISCUSSION

Marshfront Management Plan

Dr. Nicole Elko of Elko Coastal Consulting presented a draft version of the Marshfront Management Plan.

Mr. Kortvelesy thanked Dr. Elko and her staff for their work in creating the marshfront plan. He stated that the beachfront gets most of the attention. He stated the plan is a long term plan that directs the attention where it needs to be.

Mr. Hamilton stated he wished to see a partnership with the Town of Kiawah Island included in the final draft.

Mr. May asked for clarity on changing the definition of the critical line setback to setback in addition to a native vegetation buffer. Dr. Elko stated his definition of the critical line setback was correct.

Mr. May stated he felt that the Envirolok Bank Stabilization practice as presented by Dr. Elko should be made a priority rather than treat it as a long-term goal.

Mayor Kleinman stated he ultimately supports the long-term aspirational goals that the plan is trying to reach. He further stated that property owners who want to improve their property, and face difficulty due to the encroaching marsh are aggravated and sometimes angry. He stated the town will be working on a package of changes to the Development Standards Ordinance (DSO) that make it less difficult for homeowners to improve their property.

Mayor Kleinman stated that due to an anticipated rezoning request, it didn't make sense to transition agricultural zoned parcels as is called for in the plan.

He stated that although he agrees with reducing impermeable surfaces as called for in the plan, he also stated he didn't think the town had the power to reduce impermeable surfaces.

Mayor Kleinman also stated that he was very concerned about refining the definition of the critical line setback by adding a native vegetation buffer to the setback. He stated the town already has a 25' setback and they should not be drafting something that might look like the DSO is establishing a 40' setback.

Dr. Elko stated that a common practice in plans of this type is to discourage waterflows into marsh areas. She stated that the reason for encouraging planting of native vegetation at or near marsh edges is to disrupt that flow of water into the marsh.

Mr. Hamilton stated that the way he reads the plan, the plan is a guideline rather than actions that the town must do. Dr. Elko stated that the intent is a policy decision up to the will of the council. She further stated that this will is reflected in how aggressive the language of the plan reads.

Mr. Cronin stated that if certain items are in the plan, it sets a public expectation that the town will address the items at some point in the future. He stated that if there is something in the plan that the council has no intention of addressing, it is probably best to remove it from the plan.

Mayor Kleinman motioned to delete the reference to eliminate agricultural zoning, seconded by Mr. Hamilton.

The motion passed UNANIMOUSLY.

Mr. Hamilton offered a motion to delete the reference to mapping the marshfront critical line. He stated that based on what he had heard during the workshop, mapping the critical line may not be possible.

Mayor Kleinman said that the practice had been done elsewhere, and it is something he would like to pursue for Seabrook Island.

Mr. Hamilton withdrew his motion.

Mr. May asked if there were restrictions on what money Seabrook Island could spend on projects inside a gated community.

Mr. Cronin stated that as long as the town could demonstrate that the money is being spent on projects advancing a legitimate public purpose, the town could spend public funds on projects behind the gate.

ADJOURNMENT

There being no further discussion, Mayor Kleinman declared the meeting adjourned at 12:15 pm.