

Town Council Regular Meeting

September 30, 2025 @ 2:30 PM

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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 meeting to order at 2:32 pm.

ROLL CALL

Council Members Present: Mayor Bruce Kleinman, Council members Raymond Hamilton, Daryl May, Gordon Weis, and Dan Kortvelesy.

Town Staff Present: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Abby Grooms (Communications and Events Director), Mac McQuillan (Town Attorney), 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 others requesting notification.

APPROVAL OF MINUTES

July 28, 2025

August 6, 2025

Councilman May motioned to approve the minutes of the July 28, 2025, and August 6, 2025, meeting, seconded by Mr. Kortvelesy.

Councilman May's motion was approved UNANIMOUSLY.

August 26, 2025

Councilman May motion to approve the minutes of the August 26, 2025, meeting, seconded by Councilman Hamilton.

The vote was as follows:

Councilman Hamilton	aye
Mayor Kleinman	aye
Councilman Kortvelesy	abstain
Councilman May	aye
Councilman Weis	aye

Councilman May's motion was approved with 4 aye's and 1 abstention.

PRESENTATIONS

Recognition of Heather Paton

Mayor Kleinman recalled the first time he met Heather Paton when he and his wife first moved to Seabrook Island.

Mayor Kleinman read through a list of Ms. Paton's accomplishments including her time serving as the Director of the Architectural Review Committee, Vice President of the South Carolina chapter of the Community Associations Institute, and being recognized by the International Audobon Society for her work on Seabrook Island.

Mayor Kleinman closed by saying that he was declaring October 1, 2025, as Heather Paton Day on Seabrook Island.

Councilman Kortvelesy and Administrator Joe Cronin also thanked Ms. Paton for her years of service to both SIPOA and Seabrook Island.

REPORTS OF TOWN BOARDS, COMMISSIONS, AND COMMITTEES

Environment & Wildlife Committee

Councilman Weis stated the Environment & Wildlife Committee had a good meeting with the St. John's Fire District coordinating their involvement with beach fires. He also stated the administrator is working to incorporate the committee's recommendations into an ordinance amending the beach rules.

Public Safety Committee

Councilman Kortvelesy stated the Public Safety Committee continues to work towards an LSV recommendation. He stated that SIPOA has completed their LSV safety campaign. He stated the committee will hear the results of the safety campaign from SIPOA at their October meeting.

REPORTS OF TOWN OFFICERS & STAFF

Mayor's Report

Mayor Kleinman stated he was excited about the progress made on the redevelopment of the Bohicket Marina.

He gave a brief history of the marina. He stated the property owner of the marina, Mike Shuler, applied for annexation of property adjacent to the marina into the Town of Seabrook Island in 2023. He stated the use of the vacant property next to the marina was intended to be a private yacht club. He stated there was significant opposition that led Mr. Shuler to withdraw his application. Mayor Kleinman went on to say that since then, the marina's condition has deteriorated, and the occupancy of the marina has dwindled.

Mayor Kleinman stated that for the last three months, he and Mr. Shuler have been working on a solution that would benefit both the town and Mr. Shuler. Mayor Kleinman said he was not opposed to

another annexation request or even a yacht club on the vacant land next to the marina. However, whatever plan is agreed upon, he stressed that significant improvements to the marina must happen first. Mayor Kleinman stated that he and Mr. Shuler have agreed upon a plan to improve conditions at the marina and the nature and scope of development on land next to the marina.

Mayor Kleinman stated that any annexation request will be subject to a thorough review by the council, town staff, and residents of the island. Mayor Kleinman stated that the property annexation ordinance that will be taken up later in the meeting establishes criteria for annexing property, including whether annexation is in the best interest of the island and its residents. He stated he is confident that council will adhere to this standard throughout any future annexation process.

Mayor Kleinman went on to say there is no deal yet. He stated that this process will be allowed to play out over the next several months. He stated the current proposal is not the same plan that was submitted in 2023, and the current concept is designed to overcome past objections. He stated the concept will combine the marina and adjacent land into one planned development, the first phase of which will be the creation of a world-class Bohicket Marina. He stated the development will have a clear plan and will be binding. He stated that all parties will have certainty about what can and will be constructed, and in what order development will be permitted.

Mayor Kleinman went into some detail of the proposed plan, including a town park, including dedicated space for a new town hall which will be donated by the property owner. He stated that the idea of the vacant land next to the marina remaining vacant is a false choice. He stated that the current zoning of the parcel could allow for limited residential development, schools, post offices, or libraries. He stated that the current concept will be less dense than the uses allowed by the current zoning.

Mayor Kleinman stated it is the expectation of the town and the property owner that the development will adhere to the expectations for development on the rural side of the Urban Growth Boundary. Mayor Kleinman closed by saying that Mr. Shuler has been an excellent partner to work with thus far.

Administrator's Report

Mr. Cronin stated that the town has hired a new Finance Director, Amber Howard. Mr. Cronin stated that Ms. Howard's first day is October 27.

Mr. Cronin stated that the FY 2026 budget is substantially complete. He also stated that the Classification and Compensation study that the

town's consultant has been working on is progressing. He stated the consultant will have initial findings ready so those recommendations can be incorporated into the FY 2026 budget.

Mr. Cronin stated that the Beach Patrol season ends at 5:00 pm, September 30. He stated that the off-peak beach rules begin on October 1, particularly the leash rules.

Clerk/Treasurer's Report

Mr. Wiggins stated that staff are still reviewing the August financials. He stated those were not ready to be presented to the council, but would be ready for the October meeting.

Mr. Wiggins stated that due to an increase in the amount of fines issued by the Seabrook Island Municipal Court, he would be enrolling the town in a more aggressive collection program known as Government Enterprise Accounts Receivable (GEAR). He stated this program is administered by the SCDOR and will allow the town to collect delinquent fines issued to individuals as well as corporations.

Zoning Administrator's Report

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

Councilman May commented that staff have worked with SIPOA to identify issues with height restrictions and setback issues early in the permitting process. He stated he thought this coordination was an improvement and thanked SIPOA and town staff for this coordination.

Communication and Events Director

Ms. Grooms stated the town would hold its Fall Shred Day Event on October 8 from 10:00 am to 1:00 pm at town Hall.

ORDINANCES FOR FIRST READING

Ordinance 2025-06, An ordinance amending the town code for the Town of Seabrook Island; Chapter 8, Businesses and Business Regulations; Article I, Business License; Section 8-21, Classification and Rates; so as to amend the business license rate class schedule as required by Act 176 of 2020

Mr. Cronin stated that part of Act 176 of 2020 required municipalities update their business license rate class schedules every other year.

Mr. Cronin went on to say that most businesses operating on Seabrook Island will not be affected by this update.

Councilman Kortvelesy asked if the town could do anything to help provide food delivery service like UberEats on Seabrook Island. He further asked if now was the time to add a rate class for services like UberEats.

Mr. Cronin stated an obstacle to getting these types of services on the island was that Seabrook Island doesn't have the density to make this area attractive to potential food delivery drivers. He went on to say that the issue of drivers being allowed onto the island would be up to SIPOA. Ms. Paton from SIPOA stated that a property owner could call

in a pass for the delivery driver, and that vehicle could pass through the gate without charge.

Mr. Cronin stated that one way the council could incentivize these types of services would be to setup up a subclass of lower license rates for food delivery drivers.

Councilman May stated that while he appreciated the town's rates were lower than most neighboring municipalities, he would like to see a summary of all the charges that contractors face doing business on Seabrook Island such as permitting fees, driving to North Charleston to obtain permits, and other burdens that contractors face.

Mayor Kleinman stated he would ensure the Councilman May gets a more targeted report of the items he is requesting.

Councilman Kortvelesy motioned to pass the ordinance at first reading, seconded by Councilman Weis.

Councilman Kortvelesy's motion was approved UNANIMOUSLY.

Ordinance 2025-07, An ordinance amending the town code for the Town of Seabrook Island so as to adopt and codify an annexation policy for the Town of Seabrook Island; and amending Chapter 2, Administration; Article I, In General; Section 2-103, Corporate Limits; so as to provide reference to the annexation policy for the Town of Seabrook Island

Mr. Cronin stated the feedback that staff received at the property annexation workshop had been incorporated into the proposed ordinance. He summarized the ordinance itself and any updates that had been incorporated into the proposed ordinance since the workshop.

Councilman Kortvelesy asked the town's counsel if he had reviewed the ordinance. The town's attorney (Mac McQuillan) stated he and his colleagues had reviewed it, and in his opinion, it was a great ordinance.

Councilman Hamilton asked if the \$250.00 application fee was too low. He further asked what other neighboring municipalities charge for their annexation application fee.

Mr. Cronin stated that if the town needs to employ a consultant to fulfill any requirements found in an annexation application, it is at the applicant's expense. He stated this would be in addition to the \$250.00 application fee. He further stated that an annexation request from a staff standpoint is straightforward, except in cases where there may be hundreds of acres being annexed.

Councilman Hamilton asked if the utility commission should be added as an entity that must be notified of approved annexation requests.

Mr. Cronin stated he could add the commission to the notified agencies.

Councilman Hamilton asked that in cases where cost-benefit analyses must be performed, is it normal for the town to select the consultant to perform the analysis.

Mr. Cronin stated for other projects that would need a similar analysis, the town has historically used whatever vendor the town deems most appropriate.

Councilman May motioned to pass the ordinance at first reading, seconded by Councilman Kortvelesy.

Councilman Hamilton motioned to amend Section 5-41 of the proposed ordinance to add the Seabrook Island Utility Commission to the Required Notifications, seconded by Councilman May.

Councilman Hamilton's motion was approved UNANIMOUSLY.

Councilman May stated he appreciated the efforts of council and staff in drafting the ordinance. He stated he had concerns related to this ordinance and needed flexibility with Mr. Shuler and the proposed redevelopment of the Bohicket Marina. However, he went on to say that after workshopping the ordinance and reading it thoroughly, he was confident the town would retain the needed flexibility on the marina property. Councilman May stated, as Mayor Kleinman alluded, he was one of the councilmembers who have met with Mr. Shuler. Councilman May closed by saying if the proposed ordinance generates a groundswell of public opinion either for or against, he prefers to have a public hearing followed by a separate council meeting for second reading.

Mayor Kleinman thanked Mr. Cronin for his work in drafting the ordinance. He stated the ordinance would provide transparency when the town considers annexation requests and the ordinance is long overdue.

Following Mayor Kleinman's remarks, the council proceeded to vote on Councilman May's original motion to approve Ordinance 2025-07 at first reading.

Councilman May's motion was approved UNANIMOUSLY.

ADJOURNMENT

There being no further discussion, Mayor Kleinman declared the meeting adjourned at 3:57 pm.