

Town Council Regular Meeting

October 28, 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 2:29 pm.

ROLL CALL

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

Town Staff Present: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Abby Grooms (Communication and Events Coordinator), Amber Howard (Finance 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

September 30, 2025

Councilman Weis motioned to approve the minutes of the September 30, 2025, meeting, seconded by Councilman May.

Councilman Weis' motion was approved UNANIMOUSLY.

October 9, 2025

Councilman Weis motioned to approve the minutes of the October 9, 2025, meeting, seconded by Councilman May.

The vote was as follows:

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

Councilman Weis' motion was approved with three ayes, no nays, and two abstentions.

PRESENTATIONS
Charleston County

Alex Owsiak, P.E., gave a brief presentation on the future of transportation infrastructure investments in Charleston County.

Councilman Weis asked if there are any solid plans for improvements to Bohicket Rd.

Mr. Owsiak stated that other than the work at Main Rd. and U.S. 17, there are no other plans to improve the Bohicket/Main Rd. corridor. He stated that the now defunct Main Rd. Segment C project could be resurrected as part of a ½ cent sales tax extension.

Councilman Hamilton asked if there were any plans to revisit the I-526 project.

Mr. Owsiak stated that as far as Charleston County is concerned, I-526 is dead. He stated the county would need to look to state and federal funding to fund the \$2.2 billion project. He closed by saying that Charleston County is not considering including I-526 in the next referendum.

Councilman Hamilton asked if he was correct in that the reason the last referendum failed was that I-526 was packaged together with other projects of which the public had very little information. And if he is correct, will the next referendum come with a list of projects that the public can vote on individually or will they be packaged together similar to the last referendum.

County Councilwoman Honeycutt stated the referendum will be packaged based on the feedback they get from county residents. Councilwoman Honeycutt stated that the referendum will be presented in such a way the voters will be absolutely clear on what they are voting.

Councilman Hamilton stated one issue that Seabrookers struggle with is flooding. He asked if any of this potential funding will go to address flooding.

Councilwoman Honeycutt stated the SCDOR is clear that TST dollars must be applied to roadwork. She stated that dollars can be used to improve drainage adjacent to roadwork. Councilwoman Honeycutt urged everyone to contact their state representative to advocate for changes in state statutes to allow TST funding to be used on drainage/flooding projects.

Mayor Kleinman stated the town has applied for TST funding for its planned improvements to Seabrook Island Rd. He asked Mr. Owsiak if the town's application had been considered for approval.

Mr. Owsiak went over the annual allocation dollars for TST projects by category (local paving, intersection improvements, bike & pedestrian, etc.). He stated that after the amounts are set, county staff rank projects by importance and cost. He closed by saying the Seabrook Island Road project simply hasn't ranked high enough amongst other submitted projects.

Councilman May asked if trees were a roadblock to getting Main Rd. Segment C approved for construction.

Mr. Owsiak stated that the trees were an impediment to the Segment C project.

Councilman May stated that Seabrookers love trees as much as anybody, but there has to be a balance. He urged Mr. Owsiak and Councilwoman Honeycutt to drive on Bohicket Rd. toward Charleston in the morning when all the construction vehicles are heading in. He stated it is dangerous, especially when faced with the possibility of oncoming traffic crossing the centerline. He stated that at some point there must be a decision made related to trees versus the safety of people.

Councilman May asked Councilwoman Honeycutt why the county is not getting its fair share worth of transportation dollars.

Councilwoman Honeycutt stated, as far as the gas tax is concerned, it is related to where the transportation priorities are and who is in power. She further stated that the attitudes of some individuals in Columbia are that "Charleston can sustain itself. Charleston has all it needs." She stated there needs to be better equity in the disbursement of transportation dollars.

Councilman Kortvelesy asked, if future sales tax referendums are not approved by the voters, would transportation dollars essentially dry up.

Councilwoman Honeycutt said it will come down to county council making a decision on whether to raise property taxes. She further stated the burden to build and maintain the roads that residents from other locations around the area use will totally fall on Charleston County residents.

Maryanne Connelly of SIPOA asked what percentage of any future TST dollars would be allocated to Johns Island.

Councilwoman Honeycutt stated that will depend on public feedback. She stated that council will make an effort to ensure that bike and

World Pancreatic Cancer Day Proclamation

pedestrian, greenbelt, and road dollars are distributed evenly throughout the county.

Mayor Kleinman presented a proclamation to Rick Ross of the World Pancreatic Cancer Network, a survivor of pancreatic cancer himself. Mayor Kleinman proclaimed November 20, 2025, Pancreatic Cancer Awareness Day on Seabrook Island.

Mr. Ross thanked council and the town for their work on the proclamation. He stated that as a survivor, he's learned that awareness is our most powerful tool. He stated the proclamation is a declaration by the town they are standing by people who are battling this terrible disease.

PUBLIC HEARING ITEMS

Ordinance 2025-06:

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

Mayor Kleinman opened the public hearing on Ordinance 2025-06, an ordinance amending the town's business license rate class schedule required by Act 176 of 2020.

Upon being notified that no one in attendance in person or virtually wished to speak on the ordinance, Mayor Kleinman closed the hearing on Ordinance 2025-06.

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

Mayor Kleinman opened the public hearing on Ordinance 2025-07, an ordinance adopting an annexation policy for the Town of Seabrook Island.

Upon being notified that no one in attendance in person or virtually wished to speak on the ordinance, Mayor Kleinman closed the hearing on Ordinance 2025-07.

CITIZEN COMMENTS

There were no Citizen Comments

REPORTS OF TOWN BOARDS, COMMISSIONS, AND COMMITTEES

CPEC

Mayor Kleinman stated the committee did not meet in October and had no report.

Environment & Wildlife Committee

Councilman Weis stated that the committee has had good meetings. He stated that the committee has been working on amending the rules governing the beach. He stated Administrator Cronin has incorporated their recommendations into Ordinance 2025-08 which the council will be taking up later in the meeting.

Public Safety Committee

Councilman Kortvelesy stated the committee has been discussing the LSV issue on Seabrook Island. He thanked SIPOA's Safety and Security Committee for assisting the Public Safety Committee over the past few months.

Councilman Kortvelesy stated the committee is recommending that no action be taken on LSV's. He stated the reason was many fold. He stated there wasn't clear data on the LSV issue, so basing a recommendation on unknown data points would be very difficult to justify. He stated the committee also discussed enforcement difficulty if the committee was to recommend some sort of a prohibition.

SIUC

Jim Ferland presented the financials of the utility commission as of September 30, 2025.

Mr. Ferland stated the water tower upgrade project is complete. He also stated that the pond project is on track to be completed by the end of 2025. He stated there may be a few items of the pond project that may linger in 2026. Mr. Ferland also stated that the Seafields complex is now fully connected to the commission's sewer lines.

Mr. Ferland stated that the commission continues to talk with Kiawah Island related to the possibility of connecting the commission's lines to their town hall. Mr. Ferland stated that commissioners continue to evaluate Kiawah Island's request.

Councilman May thanked Mr. Ferland for looking into the possibility of the utility commission connecting their lines to Kiawah Island's planned performing arts center.

REPORTS OF TOWN OFFICERS & STAFF

Mayor

Mayor Kleinman stated that in the interest of time, he had no report.

Administrator

Mr. Cronin introduced Amber Howard as the town's new Finance Director.

Mr. Cronin stated he has had further meetings with the town's engineering firm managing the Seabrook Island Road & Drainage project. He stated the consultant is responding to comments submitted by the SCDNR. He stated the consultant will be submitting those responses to SCDES in the coming days. He closed by stating the consultant had tweaked the project to address the concerns of SCDNR.

Councilman May asked if Mr. Cronin had a timeline on how long it may take the US Army Corps of Engineers to issue the permit once the federal government reopens.

Mr. Cronin stated he did not have a timeline.

Clerk/Treasurer

Mr. Wiggins gave a report on the town's finances through September 30, 2025.

Councilman Hamilton asked if the town had any amount guidelines for keeping cash in the local bank account before transferring funds to the local government investment pool managed by state government.

Mr. Wiggins stated the town is only insured by the FDIC up to \$250,000. He stated if the town is running a balance over that amount in the summer and fall, he usually won't transfer funds out to the local government investment pool due to reduced revenue. He stated if the town had a balance over \$250,000 in the spring, during business license season when the town sees increased revenues, he will transfer anything over \$250,000 to the investment pool.

Zoning Administrator

Mr. Newman gave a report of code enforcement and zoning activities since the September meeting.

Councilman May asked if the town has a warning threshold for garbage can violations before an ordinance summons is issued.

Mr. Newman stated that the town's code enforcement officer usually will issue a summons on the fifth violation.

**Communications & Events
Coordinator**

Ms. Grooms stated the town will have its annual Holiday Extravaganza on December 11 from 4:00 to 7:00 pm.

ORDINANCES FOR SECOND READING

Ordinance 2025-06

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

Mr. Cronin, along with the town's license and permitting official reminded the council that this ordinance will not take effect until the new license year begins in March of 2026.

Councilman May motioned to pass the ordinance at second reading, seconded by Councilman Weis.

Councilman May'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 reminded the council they amended the ordinance at first reading by adding the utility commission to the list of agencies notified following a successful annexation.

Councilman Hamilton motion to pass the ordinance at second reading, seconded by Councilman Kortvelesy.

Councilman Hamilton's motion was APPROVED unanimously.

ORDINANCES FOR FIRST READING

Ordinance 2025-08

An ordinance amending the town code for the Town of Seabrook Island, South Carolina; Chapter 32, Waterways and Beaches; so as to amend certain definitions; to amend the requirements for fires on the beach; to amend the rules pertaining to fishing and swimming on the beach; to prohibit swimming and wading in Captain Sams Inlet; to grant Beach Patrol and code enforcement officers the authority to recall swimmers from the water; and other matters related thereto

Administrator Cronin gave a summary of proposed changes to the beach rules. Mr. Cronin stated the committee had discussed including a more comprehensive definition of what constitutes "the beach." He further stated that the draft ordinance includes a definition that follows more closely what people would traditionally consider "the beach."

Councilman Hamilton asked if Mr. Cronin intended to prohibit battery operated lights on the beach.

Mr. Cronin stated that the prohibitions of certain open flames found on page 53 of the agenda packet did not include battery operated lights. He further stated that the reason the definition of what does not constitute a fire for the purposes of the ordinance includes a battery operated light is that it was not his intent to prohibit battery operated lights from the beach.

Councilman Hamilton asked Mr. Cronin if the definition of open flame included battery operated lights.

Mr. Cronin stated a battery operated light is not included in the definition of open flame. He further stated that if the inclusion of

battery operated light in the definition portion of the ordinance is causing confusion, it could be struck.

Mr. Cronin stated the current beach rules prohibit swimming in Captain Sam's Inlet during times when dolphins are present. That language in the draft ordinance has been struck in favor of a total prohibition on wading and swimming in the inlet.

Councilman May asked if Kiawah Island has a similar prohibition on swimming on the inlet.

Councilman Weis stated they do. Mr. Cronin added that Kiawah Island has been asking the town to pass a similar prohibition for the past eight years.

Mr. Cronin stated the next portion of the ordinance is the portion on which the committee spent the largest amount of time, beach fires. He stated that currently, there are enforcement issues leading to some beach fires not being properly permitted. He further stated that if there were times of drought making it unsafe to start fires on the beach, the town does not know who holds fire permits. He stated he has spoken with St. John's Fire District (SJFD) on the possibility of them assisting the town with monitoring beach fires and ensuring safety for residents and visitors. He stated that the caveat to them assisting the town is that the town would need to begin issuing beach fire permits. He stated this is due to the inability of SJFD to enforce private covenants (E.g., SIPOA issued permits). He went on to say the permitting process would be a two-step process. He stated that the ordinance only permits fires above the high-water mark, (i.e., only on private property). He stated that in most cases, the property owner will be SIPOA. Before the town would entertain issuing a beach fire permit, the property owner would need to give written authorization.

Councilman May asked what type of enforcement authority SJFD would have to issue ordinance summons.

He stated that the town would need to commission SJFD staff as code enforcement officers so they would be legally authorized to issue ordinance summons.

Councilman Hamilton asked if the town has had conversations with SIPOA on the town taking over permitting fires, and if so, could the town enter into an agreement where SIPOA cedes their authority to the town to issue fire permits.

Mr. Cronin stated that specific conversation had not taken place. Mr. Cronin went on to say the committee discussed prohibiting fires on dry sand, thus moving all permitted fires to the public portion of the

beach. He stated the committee did not want fires in areas that would eventually be inundated with water, thus leading to burnt wood and other debris being washed away and distributed to other parts of the beach.

Mr. Cronin then went over the requirements of the permit. He stated the applicant must be at least 18 years of age; they assume the responsibility of the ordinance, and must keep a physical or digital copy of the permit on their person at all times. The fire must be built on dry sand at least ten feet landward from the apparent highwater mark, at least 25 feet from other structures, and fifty feet from vehicle entrance points, other fires, and marked sea turtle nests. He closed by saying that the ordinance has language allowing the town or SJFD to revoke or cancel fire permits.

Mr. Cronin stated the committee recommended the new beach ordinance remove the preference given to swimmers over fisherman when there are swimmers and fisherman occupying the same area. He stated the draft ordinance will empower beach patrol to require one or both to move in the interest of safety.

Councilman Hamilton asked if the committee considered establishing no fishing areas.

Mac McQuillin, the town's attorney, stated that local governments cannot restrict an individual's ability to fish, except in instances where safety is at risk. He stated fishing is an activity administered by the SCDNR.

Mr. Cronin stated the draft ordinance also gives beach patrol the authority to recall swimmers in the interest of safety. He closed by stating it was his recommendation that, provided the ordinance does become law, there should be some educational period before the provisions of the ordinance are enforced.

Mayor Kleinman stated he had a few items that he would've liked to have seen included in the draft ordinance. He asked why there was no language in the ordinance regulating commercial activity on the beach, overnight camping, anchoring boats for the purposes of swimming ashore, wind and solar power vehicles, and prohibiting nudity on the beach. He stated it was his wish that council postpone consideration of this ordinance until a later date.

Mayor Kleinman motioned to defer indefinitely, consideration of the ordinance, seconded by Councilman May.

Councilman May stated he has an issue with the fishing provision. He stated he has an issue with beach patrol being able to ask fisherman and/or swimmers to move in the interest of safety on an ad hoc basis.

Councilman Hamilton stated he thinks beach patrol should be given some authority to require fisherman or swimmers to move in the interest of safety. He went on to state he does support a framework around regulating fires on the beach. Councilman Hamilton closed by saying he likes the ordinance and is prepared to support it.

Councilman May stated he would like some time to look at establishing zones for fishing and swimming in the interest of safety. He stated it was for this reason he wanted to defer consideration of the ordinance.

Following a discussion related to the legality of establishing no fishing zones, Mayor Kleinman stated that the ordinance needs much more work, as evidenced by the prior discussion, before he is ready to vote the ordinance up or down.

Councilman Kortvelesy stated he has had people complain that they must carry their beach chairs down the length of Boardwalk #1 in the middle of the summer. He stated a chair rental company operating on the beach might solve some issues. He stated he only brought this up because there was no added language in the draft ordinance allowing certain commercial activity on the beach.

Councilman Hamilton stated he would not be in support of delaying this ordinance indefinitely. He stated he would like to see a delay of only sixty days.

Mayor Kleinman stated that sixty days only gets the ordinance to December 1. He stated he did not feel comfortable reconsidering the motion in December with a new council being sworn in in January. He stated that what he sees happening is that the new Environment & Wildlife and Public Safety Committee meet jointly to consider a new ordinance.

After the preceding discussion, the council moved to vote on Mayor Kleinman's motion to defer consideration of the motion indefinitely.

The vote was as follows:

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

Mayor Kleinman's motion was APPROVED with three ayes, one nay, and one abstention.

Ordinance 2025-09

An ordinance amending the town code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article IV, Committees; Section 2-401, Advisory Committees, so as to amend the town's advisory committees

Mayor Kleinman stated that considering the town's needs going into the next four years, changes to the committee structure is needed. He stated as chair of the Community Promotions and Engagement Committee, it was his belief that the committee was not very productive. He stated that because other committees have enough on their agenda, his approach is to create a committee that will hear grant requests, thus freeing up committees to discuss items like the beach rules. He also stated that considering the need for a new town hall and the impending Seabrook Island Road & Drainage project, the ordinance creates a Community Facilities & Infrastructure Committee to advise council on those items.

Councilman Hamilton asked if there would be grant funding limits similar to the current grant programs.

Mayor Kleinman stated that would be up to council.

Councilman May motioned to approve Ordinance 2025-09 at first reading, seconded by Councilman Weis.

Councilman May's motion was APPROVED unanimously.

OTHER ACTION ITEMS

Kiawah Life Plan Village, Inc. Conveyance of Title

Mayor Kleinman stated he had been asked by the SIUC to accept conveyance of title documents from Seafields to the Town of Seabrook Island.

Councilman Weis motioned to authorize the mayor to accept the bill of sale, conveyance of title, and grant of easements from Kiawah Life Plan Village to the town, seconded by Councilman Kortvelesy.

Councilman Weis' motion was APPROVED unanimously.

EXECUTIVE SESSION

Mayor Kleinman informed the council that there was a need for executive session.

Councilman Kortvelesy motioned to enter into executive session for the purposes of discussing the town's classification and compensation study, seconded by Councilman Weis.

Councilman Kortvelesy's motion was APPROVED unanimously.

The council entered into executive session at 5:06 pm.

* - Councilman May left the meeting at 5:06 pm.

* - Councilman Weis left the meeting at approximately 6:20 pm.

Councilman Kortvelesy motion to return to open session, seconded by Councilman Hamilton.

Councilman Kortvelesy's motion was APPROVED unanimously.

The council returned to open session at approximately 6:45 pm.

Mayor Kleinman stated that while in executive session, no motions were made, and no action was taken.

ADJOURNMENT

There being no further discussion, Mayor Kleinman declared the meeting adjourned at approximately 6:45 pm.

Peter D. Wiggins II, MPA
Town Clerk