

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

January 6, 2022 – 1:00 PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

Participate in the Virtual Meeting: Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:**
<https://us02web.zoom.us/j/84350862561?pwd=bS96VG03eIVEVnZ6RnRWEIwUDUydz09>
- **To join by phone:** Call (646) 558-8656 *Please note that long distance rates may apply*
- **Meeting ID:** 843 5086 2561 **Passcode:** 778439

Submit a Written Comment: Individuals who wish to submit a comment in advance of the meeting may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **Email:** tnewman@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

NEW BUSINESS ITEMS

1. Temporary Use Permit: Camp St. Christopher Temporary Kitchen [Pages 2 –12]

Request from the St. Christopher Camp & Conference Center to locate a 46' x 8.5' temporary kitchen trailer at 4552 St. Christopher Lane

ADJOURN



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Temporary Use Permit: Camp St. Christopher Temporary Kitchen
MEETING DATE: January 6, 2022

The Planning Commission is asked to review and provide a recommendation to Town Council on a temporary use permit request from St. Christopher Camp & Conference Center to place a 46' x 8.5' temporary kitchen trailer on site while the existing kitchen building is under repair from fire damage that occurred on December 17, 2021. The temporary kitchen trailer will be located at the Camp St. Christopher property located at 4552 St. Christopher Lane.

The applicant has requested that the temporary use permit be granted for a period of sixty (60) days. A copy of the applicant's application materials and site plan are included for review.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the request, with the following condition:

- Prior to the temporary kitchen trailer being placed on site the applicant must first obtain all required building permits from the Charleston County Building Inspections Department.

Respectfully submitted,

Tyler Newman
Zoning Administrator

TEMPORARY USE APPLICATION/PERMIT

TOWN OF SEABROOK ISLAND

Date 1/4/2022 No. _____
Applicant name ST CHRISTOPHER CAMP + CONF Phone 843-768-0429
Address 2810 SEABROOK ISLAND RD, JOHNS ISLAND SC 29455
Description of property CAMP + CONFERENCE CENTER

Exact temporary use requested ON DECEMBER 17th, ST CHRISTOPHER EXPERIENCED A FIRE WHICH LEFT OUR KITCHEN UNABLE TO BE USED. WITHOUT THIS, OUR REVENUE WILL BE AFFECTED NEGATIVELY. WE WOULD LIKE TO PLACE A TEMPORARY 40' X 8.5 KITCHEN TRAILER ON THE CONCRETE PAD BEHIND OUR MULTIPURPOSE BUILDING.

(If more space needed attach sheet)

Responsible party STEVEN ZACK
(Please print)
Dates of temporary use 100 DAYS FROM "X" (01/10/2022)
Date site to be restored TBD depending on completion of kitchen RESTORATION

This permit is valid for a maximum of 72 hours. For periods longer than 72 hours this application must be approved by Town Council.

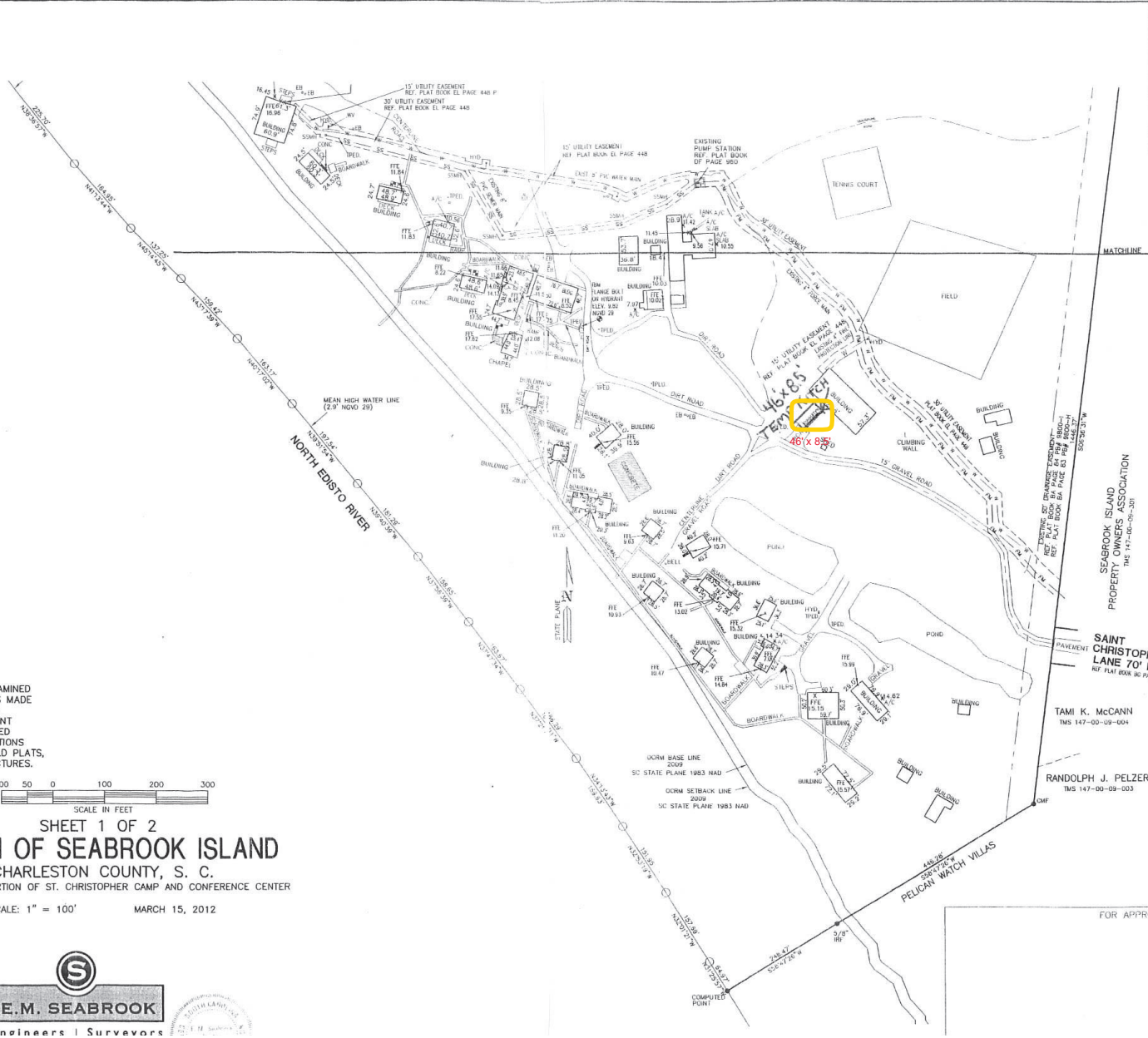
Town Council approval _____

Conditions, if any _____

Steven Zack
Applicant's signature

Zoning Administrator

Steven Zack
(Please print signature)



- REFERENCES:**
1. PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 6, 1970 TITLED "PLAT OF A 206.4 ACRE PORTION OF SEABROOK ISLAND SITUATE IN CHARLESTON COUNTY, SOUTH CAROLINA"
 2. PLAT BY E. M. SEABROOK, JR., INC. DATED JUNE 11, 1974, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AD PAGE 97, PBM 3548-LL
 3. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 30, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 35
 4. PLAT BY E. M. SEABROOK, JR., INC. DATED OCT. 14, 1985, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BG PAGE 23, PBM 9800 EE
 5. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 84, PBM 9800-H
 6. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 84, PBM 9800-H
 7. PLAT BY MORIS A. THOMAS DATED MARCH 2, 1993, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK CL PAGE 179
 8. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 16, 2008, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK OF PAGE 960
 9. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 17, 2008, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EL PAGE 448

- NOTES:**
1. AREA DETERMINED BY COORDINATES
 2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 4501C 0785 J DATED NOVEMBER 17, 2004. THE PORTION OF CAMP SAINT CHRISTOPHER SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 15)
 3. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS AND OTHER FEDERAL AGENCIES HAS NOT BEEN DETERMINED BY THIS SURVEY
 4. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING MONUMENTATION AND DOES NOT CONSTITUTE A TITLE SEARCH.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND FACILITIES OR STRUCTURES THAT MAY AFFECT THE USE OR THE DEVELOPMENT OF THIS SITE. UNDERGROUND LINES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND MAY VARY FROM LOCATIONS SHOWN. LOCATIONS OF EASEMENTS SHOWN ARE BASED ON OLD PLATS, DEEDS, DOCUMENTS AND LOCATION OF ABOVE GROUND STRUCTURES.

- LEGEND**
- A/C AIR CONDITIONER PLATFORM UNLESS OTHERWISE NOTED
 - CONCRETE MONUMENT FOUND
 - FB ELECTRICAL BOX
 - IRN IRON PIPE FOUND
 - IRF IRON REBAR FOUND
 - IRS IRON REBAR SET
 - HTD HYDRANT
 - HTD HYDRANT
 - HTD HYDRANT
 - SBM SANITARY SEWER MARKLE
 - HTD TELEPHONE, FIBER OPTIC
 - HTD WATER VALVE
 - HTD 55 EXISTING ELEVATION

SHEET 1 OF 2
TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY, S. C.
 SURVEY OF A PORTION OF ST. CHRISTOPHER CAMP AND CONFERENCE CENTER

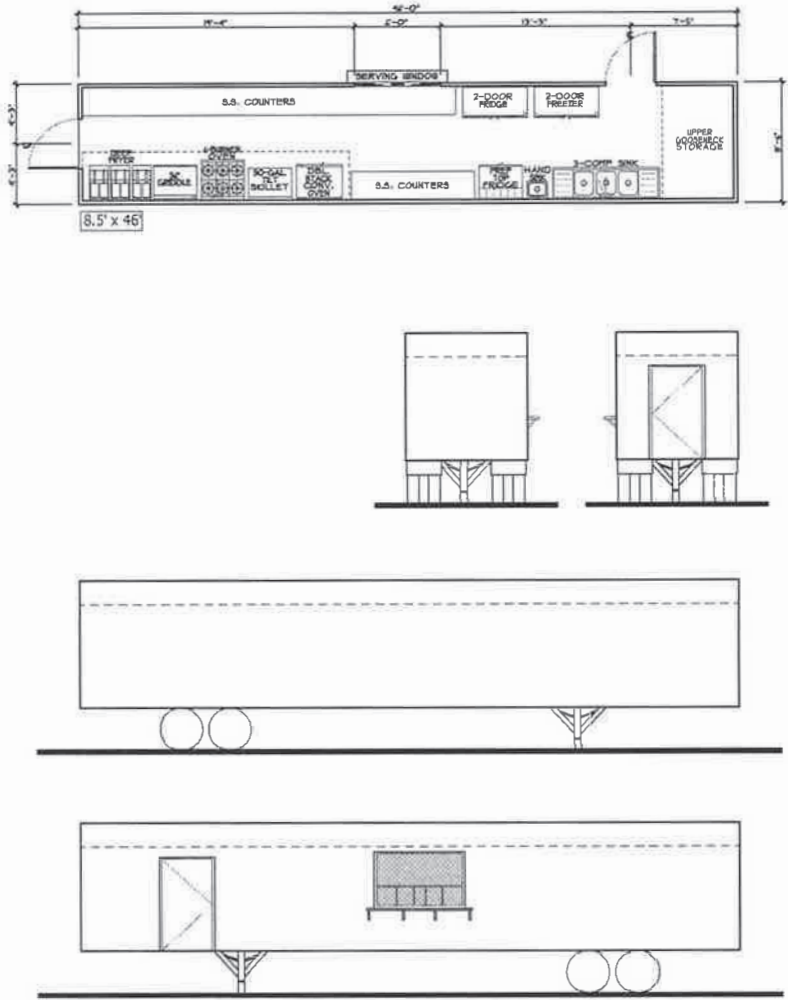
SCALE: 1" = 100' MARCH 15, 2012

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

FOR APPROVAL STAMPS

EQUIPMENT SCHEDULE			
REF.	MANUFACTURER	MODEL	DESCRIPTION
01			3-COMP. SINK
02			FOOD PREP. SINK
03			ICE MACHINE
04			S.S. HAND SINK
05			12" SAND. PREP. FRIDGE
06			4-COMP. STEAM TABLE
07			HOP SINK
08			S.S. RINSE SINK
09			DOUBLE RACK DWS-BASHER
10			METAL SHELVING (8"X40")
11			S.S. TABLE (24"X42")
12			WATER HEATER
13			S.S. HAND SINK w/ SPLASH GUARD
14			ELECTRICAL SUB-PANEL
15			REACH-IN REFRIG.
16			S.S. SERVING COUNTER
17			SANDWICH PREP O/ FREEZER
18			4-BURNER RANGE / OVEN
19			34" CHAR BROILER
20			34" GRIDDLE
21			40# Fryer
22			34" SANDWICH PREP O/ REFRIG.
23			FIRE SUPPRESSION SYSTEM
24			10'-0" TYPE I S.S. HOOD
25			BALK IN REFR AND FREEZER
26			22'-0" TYPE I S.S. HOOD
27			34" GRIDDLE
28			34" TLT SKILLET
29			COMBI. OVEN
30			DLB STACK CONVECTION OVEN
31			CD 40# FRYERS 0' EA.
32			3 COMP. SINK
33			S.S. HAND SINK
34			RENNAI TANKLESS WATER HEATER
35			Q5 A ELECTRICAL PANEL
36			RENNAI WATER HEATER / 50 GAL. TANK
37			NSP S.S. COUNTER
38			4-BURNER RANGE/CHEF'S BASE
39			34" SALAMANDER BROILER O/ RANGE

INTERIOR FINISHES
 WALLS: ANODIZED ALUMINUM SMOOTH MIRROR FINISH
 FLOOR: 1/8" THK. ALUMINUM DIAMOND PLATE w/ INTEGRAL 3/8" RADIUS BASE w/ TRAP BALL
 CEILING: WHITE BAKED SMOOTH ALUMINUM



EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES
 01 1000
 02 1000

MOBILE KITCHEN RENTAL - KITCHEN #10



NO.	DATE	REVISIONS

A2-1

ISSUED: C20008
 DATE: 10/22/2020

MICHAEL E. JOE SE 50896
 ENGINEER
 JAMES QUINN CS2259
 LICENSED PROFESSIONAL ENGINEER

ASSOCIATED DESIGN AND ENGINEERING INC.
 991 WEST CROWWELL AVE SUITE 108 FRESNO, CA 93711
 OFFICE: 559.431.2989 FAX: 559.431.2074
<http://adefinc.com>

\\C:\Users\2021\210124_Plan\1000_10_EQUIPMENT\10-2020_03_40_01_101173

Interior Damage to Kitchen Building



Interior Damage to Kitchen Building



Exterior of Temporary Kitchen (front)



Exterior of Tempoary Kitchen (rear)



Proposed Temporary Kitchen Location



Proposed Temporary Kitchen Location



Proposed Temporary Kitchen Location

