

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

January 6, 2022 – Virtual



MINUTES

Present: Ken Ostort (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk/Treasurer)

Absent: None.

Guests: Steve Zack (Director of Facilities for St. Christopher Camp & Conference Center)

Acting Chairman Ostort called the meeting to order at 1:00PM and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

NEW BUSINESS ITEMS

1. Temporary Use Permit: Camp St. Christopher Temporary Kitchen

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

Town Administrator Cronin introduced the new Zoning Administrator Tyler Newman to the Planning Commission and mentioned that Mr. Newman will be the staff liaison to the Planning Commission.

Zoning Administrator Newman summarized the request from Camp St. Christopher request to place a 46' x 8.5' temporary kitchen trailer by the conference center based on the fire from December 17, 2021, which damaged the current kitchen. Further, they are requesting the maximum temporary use permit, 60 days, during the duration of construction. Zoning Administrator Newman added the applicant needs to obtain the necessary Charleston County Building permits as well.

Planning Commissioners clarified the length of the request, the type of gas used for the temporary use permit, where the temporary kitchen trailer will be located, and where people will eat while the dining area is under construction.

Chairman Ostort asked if the refrigeration unit could be added to the application as well. Town Administrator Cronin clarified that the application cannot be changed during the meeting as notice for the change of the application needs to be made public per the Freedom of Information Act.

Zoning Administrator Newman presented the site plan and floor plan submitted by Camp St. Christopher, and added if the refrigeration unit is included in the recommendation by the Planning Commission to include the site plan and require the proper permits from Charleston County Building Services.

Mr. Billian moved to approve the temporary use permit request by Camp St. Christopher for the kitchen trailer per the recommendation of staff, and to include a refrigeration unit near the kitchen trailer subject to obtaining the permits from Charleston County Building services and submit an updated site plan to staff; Mr. Newton seconded. A vote was taken as follows:

Ayes: Billian, Newton, Ullner, Chair Ostort
Abstain: Welch

The request from Camp St. Christopher was approved for recommendation to Town Council for approval.

ADJOURN

Mr. Ullner moved to adjourn the meeting; Mr. Billian seconded. All voted in favor.

The meeting adjourned at 1:18PM.

The minutes were approved:

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer